THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd** **Suite 203A** **Nashville, Tennessee 37215** **CRT File No. 12122792** DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is geater, for this transfer is: $235,000.00. Affiant Subscribed and sworn to before me, this31st day of January, 2013. Notary Public My Commission Expires: 10/18/16

WARRANTY DEED

Address New Owner: Tarasina Schneller and Steven Schneller 4817 Rainer Drive Old Hickory TN 37138	Send Tax Bills To: Wolfe Financial, Inc. 191 H NC HWY 42 N Asheboro, NC 27203	Tax Information: Tax Parcel ID No. 064080A10700CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Michelle R. Cook, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Tarasina Schneller and Steven Schneller, wife and husband** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 69, SECTION THREE, MERRITT DOWNS, as shown on plat of record in Instrument No. 20040629-0076758, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Michelle R. Cook, a single woman by Warranty Deed from Beazer Homes Corp., a Tennessee Corporation, recorded on the 7th day of July, 2006 in Instrument No. 20060707-0081933, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2013 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION THREE, MERRITT DOWNS, as recorded in Instrument No. 20040629-0076758.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Instrument Nos. 20010702-0069864, 20040330-0035673, 20041123-0140102 and 20040716-0085315.

Terms and provisions of by-Laws of Merritt Down's Homeowners Association, Inc. recorded in Instrument No. 20010608-0060786.

Charter for Merritt Down's Homeowners Association, Inc. recorded at Instrument Nos. 20011127-0129417 and 20010608-0060785.

Easement granted to Cumberland Utility recorded in Book 4910, Page 838.

Easement for Ingress/Egress recorded in Book 5699, Page 537.

BILL GARRETT, Davidson County
Trans:T20130009601 DEEDWARR
Recvd: 02/04/13 15:41 2 pgs
Fees:13.00 Taxes:869.50
20130204-0011547

Easement for Sewer/Storm drainage recorded in Instrument No. 20001208-0121300.

Deed for Open Space recorded at Instrument No. 20040716-0085316.

The said property was never the marital residence of the Grantor.

This is improved property located at 4817 Rainer Drive Old Hickory TN 37138.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 31st day of January, 2013.

Michelle R. Cook by Stephanie Kleiner, her attorney-in-fact

Michelle R. Cook by Stephanie Kleiner, her attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Stephanie Kleiner,** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the **Attorney-in-fact for Michelle R. Cook,** the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 31st day of January, 2013.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 9, 2014