THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF WILLIAMSON
Bankers Title & Escrow Corp. 5107 Maryland Way, Ste. 115 Brentwood, TN 37027	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 103,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF FEBRUARY, 2013. Notary Public MY COMMISSION EXPIRES: 2/4/2015 (AFFIX SEAL)

BOX 50-3
PREPARED BY:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE. 115
BRENTWOOD, TN 37027

RETURN TO:
ROBIN L. EDWARDS
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
The Legenhausen Family Trust	NEW OWNER	MAP 072020
1003 Iverson Avenue		PARCEL 01500
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Cassie Renee Schuler f/k/a Cassie R. Carter, a single person**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jay Legenhausen and Eileen Legenhausen, Trustees of The Legenhausen Family Trust**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Described property located in Davidson County, Tennessee, to wit:

The westerly 89.5 feet of the easterly 179.5 feet of Lot Number 82 on the map of Maynor Place , of record in Book 843, Page 24, Register's Office for Davidson County, Tennessee, less a triangle off the northwesterly corner taken for roadway and being along the southwesterly triangular part of Lot Number 49, Book "A", on the map of the Subdivision of the Richardson Tract, not of record, described together as follows:

Beginning at an iron pin in the northeast intersection of Iverson Avenue and Cooney Street, as said Cooney Street is now extended and located, thence with the north margin of Iverson Street, easterly 89.5 feet to an iron pin: thence northerly 102.3 feet to an iron pin in the north line of said Maynor Place Subdivision, and in the south line of Lot Number 19, Book A" of said Richardson Tract, and continuing in the same direction 75.2 feet to an iron pin in the southwesterly margin of Cooney Street; thence with this margin of said street, southwesterly 155.2 feet to an iron pin at a turn in said street; thence continuing with the easterly margin of said street, southerly 50.5 feet to the beginning.

Being the same property conveyed to Cassie R. Carter, a single person, by deed from Leland D. Watts, married , of record in Instrument Number 20100407-0026120, Register's Office for Davidson County, Tennessee. Cassie R. Carter is now married to James Michael Schuler and is now known as Cassie Renee Schuler.

James Michael Schuler joins in this conveyance for the purpose of conveying all right, title and interest he might have in and to the above described property as spouse of Cassie Renee Schuler.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **1003 Iverson Avenue, Nashville, TN**

BILL GARRETT, Davidson County
Trans:T20130012759 DEEDWARR
Recvd: 02/14/13 13:28 2 pgs
Fees:13.00 Taxes:381.10

20130214-0015194

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand(s) this the 11th day of February, 2013.

Cassie Renee Schuler

Cassie Renee Schuler

James Michael Schuler

James Michael Shuler

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Cassie Renee Schuler** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 11th day of February, 2013.

My Commission expires: March 8, 2016

R. L. MOORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **James Michael Schuler,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 11th day of February, 2013.

My Commission expires: March 8, 2016

R. L. MOORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

Notary Public