NEW OWNER:

Carol Sumner
1744 Aaronwood Drive
Nashville, Tennessee 37138

SEND TAX BILLS TO:

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Ave.
Lebanon, TN 37087
FILE NO: 13-0337

Map 063
Group 16-0-A
Parcel 018.00CO

BILL GARRETT, Davidson County
Trans:T20130033051 DEEDWARR
Recvd: 04/23/13 09:06 2 pgs
Fees:13.00 Taxes:577.20
20130423-0040048

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **ONE HUNDRED FIFTY-SIX THOUSAND and 00/100 Dollars ($156,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **ERIC DOUGLAS LAIDLAW** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **CAROL SUMNER AND W. CARL SCHNEIDER, WIFE AND HUSBAND** ("Grantee"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson** County, Tennessee, bound and described as follows, to-wit:

A certain tract or parcel of land lying in the County of Davidson, State of Tennessee, and being more particularly described as follows:

Land in Davidson County, Tennessee, being all of Lot No. 48, on the plan of Hampton Park, as shown by plat appearing of record in Plat Book 6900, Pages 550-552, corrected in Book 7462, Page 445, and name changed in Book 8181, Page 112, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Eric Douglas Laidlaw by Quitclaim Deed from Miriam-Danielle Laidlaw dated November 23, 2012 of record in Instrument No. 20130221-0017551 of the Register's Office for Davidson County, Tennessee. And further reference in Instrument No's 20101208-0097670; 20070418-0046139 and 20070328-0037082.

This is IMPROVED property known as 1744 Aaronwood Drive, Old Hickory, Tennessee 37138.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor has lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free,

clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 19 day of April, 2013.

ERIC DOUGLAS LAIDLAW

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **ERIC DOUGLAS LAIDLAW**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument.

WITNESS my hand and official seal at office this 19 day of April, 2013.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 3/28/2016

JONATHAN M TINSLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is **$156,000.00.**

AFFIANT

Sworn to and subscribed to before me this 19th day of April, 2013.

NOTARY PUBLIC

LISA P. CHANEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My commission expires: 02.13.2017