BILL GARRETT, Davidson County
Trans:T20130068944 DEEDWARR
Recvd: 08/12/13 10:24 3 pgs
Fees:18.00 Taxes:1209.90

20130812-0084222

Map and Parcel: 16004014300

Return To:
STANLEY & RAINEY, P.C.
7515 CORPORATE CENTRE DR.
GERMANTOWN, TN 38138

This Instrument Was Prepared By:

William J. Yost, Attorney
WILLIAMSON COUNTY ESCROW AND TITLE, INC.
133 Holiday Court, Suite 208
Franklin, TN 37067
(615) 794-8780

Send Tax Bills To:

SAME AS NEW OWNER

S+R 20130061
CTG# 4464403

New Owner:
Jake Hamilton Martin
504 Dillard Court
Nashville, TN 37220

Mortgagee:
Magna Bank
6525 Quail Hollow #300
Memphis, TN 38120

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, DOUGLAS P. SCHNABEL AND WIFE, VICTORIA W. SCHNABEL, Grantors, have bargained and sold and by these presents do transfer and convey unto JAKE HAMILTON MARTIN,* Grantee, his heirs and assigns, the property located in Davidson County, Tennessee being described as follows:

*married

Land in Davidson County, Tennessee, being Lot No. 36 on the Plan of Section 7, Brentview Hills, of record in Book 4175, page 89, Register's Office for said County.

Said Lot No. 36 fronts 87.99 feet on the northerly margin of Dillard court and extends back 199.77 feet on the easterly line and 308.25 feet on the westerly line to a dead line in the rear, measuring 160.9 feet thereon.

Being the same property conveyed to Douglas P. Schnabel and wife, Victoria W. Schnabel, by Warranty Deed of William E. Chapman and wife, Jewell W. Chapman, of record at Instrument No. 20080915-0094332, Register's Office of Davidson County, Tennessee.

This is ( ) unimproved (X) improved property with an address of 504 Dillard Court, Nashville, TN 37220

TO HAVE AND TO HOLD the said property, together with all improvements and appurtenances thereunto belonging unto the said Grantee, his heirs and assigns forever.

AND GRANTORS DO COVENANT with the said Grantee that they are lawfully seized and possessed of said property in fee simple, have a good and lawful right to sell

and convey the same, and that it is free from any lien or encumbrance whatsoever, except as follows: 1) 2013 Davidson County Metropolitan taxes are a lien not yet due and payable. Grantors have paid their prorate part thereof to Grantee who will be responsible for the payment of said taxes when they come due and payable. 2) Matters appearing on the plan of Brentview Hills of record in Book 4175, page 89, Register's Office of Davidson County, Tennessee. 3) Restrictive covenants contained in instrument of record in Book 4404, Page 813, Register's Office of Davidson County, Tennessee.

AND GRANTORS DO FURTHER COVENANT and bind themselves, their heirs and representatives, to warrant and forever defend the title to said property, to the said Grantee, his heirs and assigns, against the lawful claims and demands of all persons whomsoever.

WITNESS our hands on this the 2nd day of August, 2013.

DP Schnabel

DOUGLAS P. SCHNABEL

Victoria W. Schnabel

VICTORIA W. SCHNABEL

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DOUGLAS P. SCHNABEL AND WIFE, VICTORIA W. SCHNABEL, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 2nd day of August, 2013.

JEAN C. POTEETE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Jean C. Poteete

NOTARY PUBLIC

My Commission Expires: 8/27/17

STATE OF TENNESSEE
COUNTY OF Williamson

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is Three Hundred Twenty Seven Thousand and no/100 Dollars ($327,000.00) which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Sworn to and subscribed before me this 2nd day of August, 2013.

JEAN C. POTEETE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

NOTARY PUBLIC

My Commission Expires: 5/22/17