WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20130071274 DEEDWARR
Recvd: 08/19/13 11:40 2 pgs
Fees: 13.00 Taxes: 3081.79

20130819-0086900

File No.: ALW-13-2526

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $832,917.00

Natasha J Schneider
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF AUGUST, 2013.

Amanda Vaught
Notary Public

MY COMMISSION EXPIRES: 8/23/2016
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Natasha J. Schneider Judsen D. Schneider	SunTrust Mortgage, Inc.	104-15-481.00
(NAME)	(NAME)	
2526 Ashwood Avenue	901 Semmes Ave	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	Richmond, VA 23224	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **NOBLE PROPERTIES, INC.**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **NATASHA J. SCHNEIDER AND HUSBAND, JUDSEN D. SCHNEIDER**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 2, on the RE-SUBDIVISION OF THE WEST 95 FEET OF LOT 74 OF THE MAP OF SUNSET PARK SUBDIVISION 2 LOT MINOR PLAT, of record in Instrument No. 20120807-0070401 in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being part of the same property conveyed to Noble Properties, Inc. by Warranty Deed from George Roger Peek II, dated August 6, 2012, of record in Instrument No. 20120807-0070104, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 2526 Ashwood Avenue, Nashville, TN 37212
(House Number) (Street) (City or Town) (Postal Zip)

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 GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this 14th day of August, 2013.

Noble Properties, Inc.

BY: _____, Authorized Signor
Adam G. LaFevor, Esq., Authorized Signor

STATE OF Tennessee
COUNTY OF Davidson

On this the 14th day of August, 2013, before me personally appeared Adam G. LaFevor, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Authorized Signor of Noble Properties, Inc., the within named bargainor, a corporation, and that he, as such Authorized Signor, executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 14th day of August, 2013.

_____
Notary Public
My Commission Expires: 8/23/2016

AMANDA VAUGHN
State of Tennessee
Notary Public
DAVIDSON COUNTY

RETURN TO:

Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203
(615)515-7171