RECORD AND RETURN TO: Mitchell A. Watts, Attorney 2400 Crestmoor Road #102 Nashville, TN 37215 **WARRANTY DEED** 26267	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $549000.00. Affiant SWORN AND SUBSCRIBED TO BEFORE ME THIS THE 4th DAY OF NOVEMBER, 2013. (Affix Seal) Notary Public My Commission Expires: 9.18.17 CHRISTINE LINK STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

BRENDA FRANKS HALE
HALE AND HALE, PLC
231 PUBLIC SQUARE, SUITE 312
FRANKLIN, TN 37064

Address of New Owners:	Send Tax Bills To:	Tax ID#:
John T. Wilson and Mary A. Millner	NEW OWNER	Map/Parcel
1223 15th Avenue South	BILL GARRETT, Davidson County Trans:T20130094921 DEEDWARR Recvd: 11/06/13 12:56 2 pgs Fees:13.00 Taxes:2031.30 20131106-0115225	105 05 0 017.00
Nashville, Tennessee 37212		

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt of which is hereby acknowledged, ROBERT J. SCHNEIDER, A MARRIED MAN, hereinafter called the GRANTOR, have bargained and sold, and by these presents does hereby transfer and convey unto JOHN T. WILSON AND MARY A. MILLNER, HUSBAND AND WIFE hereinafter called the GRANTEES, 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. 3 on the Plan of George I. Waddy's re-subdivision of Lot No. 28 in O.B. Hayes Rokeby Addition, of record in Book 421, page 141, Register's Office for Davidson County, Tennessee.

Said Lot No. 3 fronts 50 feet on the westerly side of 15th Avenue South, formerly Washington Street, and runs back between parallel lines 152 1/2 feet to an alley.

Being the same property conveyed to Robert J. Schneider, married, by Warranty Deed from Deborah Dowell Fleming, unmarried and Marcus Hodge, married, of record in Instrument No. 20130508-0046395, Register's Office for Davidson County, Tennessee.

The above property has never been the principal residence of the Grantor.

This conveyance is subject to the following:

a. Davidson County taxes for the year 2013 are a lien against said property, and are now due and payable. Said taxes have been prorated between the parties as of the date of this instrument.. Map/Parcel 105 05 0 017.00 .

b. All matters appearing on the Plan of George I. Waddy's resubdivision of Lot No. 28 in O.B. Hayes Rokeby Addition, of record in Plat Book 421, page 141, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 1223 15th Avenue South, Nashville, Tennessee 37212

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 the GRANTOR, does covenant with the said GRANTEES that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and he does further covenant and bind himself, his heirs and/or assigns, 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 my hand this 4th day of November, 2013:

Robert J. Schneider

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Robert J. Schneider the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4th day of November, 2013:

Notary Public

BRENDA FRANKS HALE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My commission expires: 4/8/17