WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140014181 DEEDWARR
Recvd: 02/28/14 13:53 2 pgs
Fees:13.00 Taxes:1036.00
20140228-0017472

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$280,000.00.**

Affiant

Subscribed and sworn to before me this 28th day of February, 2014

Notary Public

My Commission expires: 11-6-17
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Robert J. Schneider	New Owner	105-1-30
540 Sydney Place		
Murfreesboro, TN 37130		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Larry J. Sims, widower**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Robert J. Schneider and William Wiggs Thompson IV**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Lot No. 1 on the Plan of Edgehill Estates, Section 5, of record in Book 4350, Page 38, and formerly described as: Land in Davidson County, Tennessee, being part of Lots 64 and 65 on the Plan of B.F. Shield's Heirs Tract, of record in Book 57, Page 31, Register's Office for said County, and described according to a survey by Barge, Waggoner & Sumner, Engineers, dated February 25, 1969, as follows:

Beginning at a point in the easterly margin of 15th Avenue South, at its intersection with the proposed right of way of South Street; thence with the margin of 15th Avenue South, around a curve, northerly 31.00 feet to a point in the southerly proposed right of way of South Street; thence with the same, South 32 degrees 10 minutes East 101.10 feet to a point at the beginning of a curve; thence around said curve southerly 31.78 feet to a point in the westerly margin of an alley; thence with the same South 8 degrees 52 minutes West 50.14 feet to a point; thence North 82 degrees 10 minutes West 141.10 feet to a point in the easterly margin of 15th Avenue South; thence with the margin of the same, North 8 degrees 52 minutes East 50.86 feet to the point of beginning.

Being the same property conveyed to Larry J. Sims and wife, Ruby J. Sims from Maeomia Lee Bowers, unmarried by Warranty Deed on December 7, 1974, of record in Book 4873, Page 697, Register's Office for Davidson County, Tennessee. Said Ruby J. Sims having since died on 12/13/10 leaving Larry J. Sims as the surviving tenant.

The property is subject to the following:

- Taxes and assessments for the year 2014 and subsequent years a lien, but not yet due and payable.
- Subject to all matters as shown on the Plan of record in Plat Book 4350, Page 38, Register's Office for Davidson County, Tennessee.

This is improved property known as: **902 15th Avenue South, Nashville, TN 37212**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 hands this February 28, 2014.

Larry J. Sims

Larry J. Sims

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Larry J. Sims** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this February 28, 2014

My commission expires 11-6-17

Notary Public

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY