WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140029864 DEEDWARR
Recvd: 05/01/14 11:34 2 pgs
Fees:13.00 Taxes:814.00
20140501-0036799

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 220,000.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF APRIL. 2014..

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL) BRENDA FRANKS HALE, STATE OF TENNESSEE NOTARY PUBLIC, COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES: APRIL 8, 2017

THIS INSTRUMENT WAS PREPARED BY
The Closing Company Title & Escrow LLC
8005 Church Street E, Ste 201
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert J. Schneider	**Same As Owner**	**105-5-559.00**
(NAME)	(NAME)	
540 Sydney Place		
(ADDRESS)	(ADDRESS)	
Murfreesboro, TN 37130		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **VEL WOODS AND HUSBAND WILLIE A. WOODS** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ROBERT J. SCHNEIDER AND WILLIAM WIGGS THOMPSON, IV,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 7 on the Plan of Section One Hundred Thirty Edgehill Estates of record in Book 5800, page 123, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Vel Woods by Cash Deed from Andrew M. Cuomo, Secretary of Housing and Urban Development, dated May 14. 1998, recorded May 19, 1998 in Book 10938, page 369, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions easements; and all other matters of record in the Register's Office for Davidson County Tennessee, including but not limited to (a) 2014 real property taxes have been prorated and assumed by the buyer; (b) all matters appearing on the plan of record in Book 5800, page 123, said Register's Office and (c) Restrictive covenants contained in 4220, page 723, Book 6236, page 263 and Book 5527, page 631, said Register's Office; (d) Charter of record in Book 7526, page 624, said Register's Office..

unimproved ☒
This is improved ☐ property, known as **1423 14th Avenue S** (House Number / Street) (P.O. Address) **Nashville, TN** (City or Town) **37212** (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 GRANTEES 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 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 30th day of April, 2014

Vel Woods

Willie A. Woods

ACKNOWLEDGMENT

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, of said County, Vel Woods, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 30th day of April, 2014.

Commission expires:

PAM McBROOM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 20, 2014

Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, of said County, Willie A. Woods, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 30th day of April, 2014.

Commission expires:

PAM McBROOM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 20, 2014

Notary Public