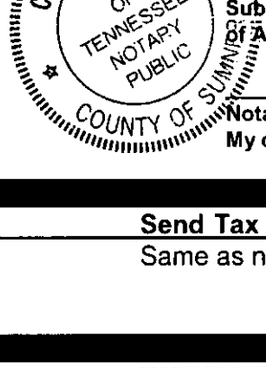
Prepared by:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Parkway W Suite 100
Smyrna, TN 37167

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
The actual consideration or value, whichever is greater, for this transfer is $194,300.00

BILL GARRETT, Davidson County
Trans:T20140030767 DEEDWARR
Recvd: 05/05/14 13:13 2 pgs
Fees:13.00 Taxes:718.91
20140505-0038012



Affiant

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

Notary Public
My commission expires: 9/14/2015

04-1403-55062

Address of New Owner:	Send Tax Bills to:	Tax Information
Jacob A. Schrodt 332 Pineway Drive Nashville TN 37217	Same as new owner	120-10-0-011.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Benjamin J. Leubke and Melissa B. Leedy, tenants in common with rights of survivorship, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Jacob A. Schrodt and wife, Katie M. Schrodt, hereinafter called the Grantees, their successors 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. 36, on the Plan of Seven Oaks, Section No. 2, of record in Book 2133, Page 36, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Benjamin J. Leubke and Melissa B. Leedy by deed from Eric Grider and wife, Janet Grider, dated May 8, 2008, recorded May 27, 2008, of record in Instrument No. 20080527-0053870, Register's Office for Davidson County, Tennessee.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 332 Pineway Drive, Nashville, TN 37217

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 28th day of April, 2014.

Benjamin J. Leubke

Melissa B. Leedy

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Benjamin J. Leubke and Melissa B. Leedy, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Smyrna, TN, this 28th day of April, 2014.

Paige B. Mayercik
State of Tennessee at Large

My Commission expires: 11/22/14

Return To:
Solomon Parks Title & Escrow, LLC
8119 Isabella Lane, Suite 105
Brentwood. TN 37027
14014bat