THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 14040633** BILL GARRETT, Davidson County Trans:T20140033229 DEEDWARR Recvd: 05/13/14 14:31 2 pgs Fees:13.00 Taxes:388.13 20140513-0041041	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $104,900.00. Affiant Subscribed and sworn to before me, this 30th day of April, 2014. Notary Public My Commission Expires: 10/18/16 DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Christopher Eric Schneider 405 Elgin Street Nashville TN 37211	Send Tax Bills To: SWBC Mortgage Corporation 9311 San Pedro, Suite 100 San Antonio, TX 78216	Tax Information: Tax Parcel ID No. 133-02-230.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Vicki Morgan, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Christopher Eric Schneider**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 102, SUNRISE HEIGHTS ADDITION, as shown on plat of record in Plat Book 421, Page 2, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Vicki Morgan, unmarried by Warranty Deed from Hoa Su Duong and wife, Lan Minh Duong, recorded on the 4th day of August, 2000 in Instrument No. 200008040077646, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SUNRISE HEIGHTS ADDITION, as recorded in Plat Book 421, Page(s) 2.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

This is improved property located at 405 Elgin Street Nashville TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of April, 2014.

Vicki Morgan

Vicki Morgan

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Vicki Morgan, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of April, 2014.

Nathan L. Powers

Notary Public

My Commission Expires: 02/26/17