Box 14

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 14040701** BILL GARRETT, Davidson County Trans:T20140034333 DEEDWARR Recvd: 05/16/14 12:25 2 pgs Fees:13.00 Taxes:2312.50 20140516-0042285	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $625,000.00. Affiant Subscribed and sworn to before me, this 13th day of May, 2014. STATE OF TENNESSEE NOTARY PUBLIC COOK WILLIAMSON COUNTY Notary Public My Commission Expires: 2/13/17

WARRANTY DEED

Address New Owner: Alexander Schneider 1135 Stonewall Jackson Court Nashville TN 37220	Send Tax Bills To: Regions Bank d/b/a Regions Mortgage Dept.No. 2520 P.O.Box 2153 Birmingham, AL 35287-2520	Tax Information: Tax Parcel ID No. 145-11-015.00

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, **Gail P. Smithwick, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Alexander Schneider and Kristina Ramsay, Husband and Wife**, ("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 10, GRANNY WHITE PARK, as shown on plat of record in Plat Book 3700, Page 72, 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 by Quitclaim Deed from John W. Smithwick and Gail P. Smithwick to Gail P. Smithwick as recorded on the 27th day of March, 2012 in Instrument No. 20120327-0025944 and Warranty Deed from James L. Hibbett and wife, Mary H. Hibbett to John W. Smithwick and wife, Gail P. Smithwick as recorded on the 17th day of April, 1979 in Deed Book 5422, Page 333, 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 GRANNY WHITE PARK, as recorded in Plat Book 3700, Page(s) 72.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 4025, Page 341.

Easement for Sanitary Sewer/Storm Drainage, recorded in Book 7753, Page 483.

This is improved property located at 1135 Stonewall Jackson Court Nashville TN 37220

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

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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 13th day of May, 2014.

Gail P. Smithwick

Gail P. Smithwick

John William Smithwick

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Gail P. Smithwick and John William Smithwick, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of May, 2014.

Kate Rosenthal

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014