STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $318,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF August, 2014.

Notary Public
MY COMMISSION EXPIRES: 10/18/2016
File No. G14-9783D

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans:T20140065717 DEEDWARR
Recvd: 09/04/14 09:44 2 pgs
Fees:13.00 Taxes:1176.60
20140904-0080823

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
John Schneider (NAME)	Mortgage Investors Group (NAME)	62-264
113 Barton Lane (STREET ADDRESS)	8320 East Walker Springs Lane, Suite 200 (STREET ADDRESS)	
Nashville, TN 37214 (CITY) (STATE) (ZIP)	Knoxville, TN 37923 (CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Lannie B. Holland and Dianne H. Holland, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **John Schneider and Jill Schneider, husband and wife**, 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. 3 on the plan of BARTON LANE, as shown by plat of record in Instrument No. 20061211-0152572, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Lannie B. Holland and Dianne H. Holland, husband and wife from Danny T. Eaton, individually and DBA Vintage Builders, by Deed dated August 31, 2007, as Instrument No. 20070906-0107263, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Restrictions as recorded in Instrument No. 2000223-0017875, Register's Office for Davidson County, Tennessee.

2. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Instrument No. 20061211-0152572, Register's Office for Davidson County, Tennessee.

3. Transmission Line Easement as recorded in Book 1163, page 341, Register's Office for Davidson County, Tennessee.

4. 20' ingress/egress easement for road right of way as recorded in Book 1198, page 525, Register's Office for Davidson County, Tennessee.

5. Flowage Easement to United States of America as recorded in Book 2242, page 513, Register's Office for Davidson County, Tennessee.

6. Deed of Conveyance to Metro Government for Sanitary Sewers as recorded in Book 8377, page 820, Register's Office for Davidson County, Tennessee.

7. Easement for access to sewer lines as recorded in Instrument No. 20000720-0071648, Register's Office for Davidson County, Tennessee.

The 2013 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 113 Barton Lane, Nashville, TN 37214.

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. Whenever 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/our hand(s) this 29th day of August, 2014.

Lannie B. Holland — August 29, 2014 Date

Dianne H. Holland — August 29, 2014 Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Lannie B. Holland and Dianne H. Holland, husband and wife, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 29th day of August, 2014.

My Commission Expires: 8-27-16

Notary Public

BRIAN T. SMITH NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066