WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140067162 DEEDWARR
Recvd: 09/09/14 14:57 2 pgs
Fees:13.00 Taxes:1113.70

20140909-0082635

Y-RL-14-1415

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $301,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF AUGUST, 2014

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

PAM McBROOM NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires MAY 9, 2018

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Robert J. Schneider and Terry S. Schneider	**Robert J. Schneider and Terry S. Schneider**	
(NAME) **1415 14th Avenue S**	(NAME) **1415 14h Avenue S**	**105-05-561**
(ADDRESS) **Nashville, TN 37212**	(ADDRESS) **Nashville, TN 37212**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **CHARLES CAUDELL, UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **ROBERT J. SCHNEIDER AND WIFE, TERRY S. SCHNEIDER,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Being Lot No. 9 on the Plan of Edgehill Estates, Section 130, of record in Book 5800, Page 123, Register's Office of Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description of said Lot.

Being the same property conveyed to Charles Caudell by Cash Deed from Secretary of Housing and Urban Development, of Washington, D.C., dated October 31, 2003, filed for record on November 10, 2003 in Instrument No. 20031110-0164508, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- All matters appearing on the plan of record in Book 5800, Page 123;
- Restrictive Covenants of record in Book 4220, Page 723 and Book 5527, Page 631;
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1415 14th Avenue S, Nashville, Tennessee 37212**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 5th DAY OF ~~AUGUST~~ September, 2014.

Charles Caudell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHARLES CAUDELL, the within named bargainor, 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 the 5th of ~~August~~ September, 2014.

Notary Public
My Commission Expires: 3/16/18
(SEAL)

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212