BILL GARRETT, Davidson County
Trans:T20150006783 DEEDWARR
Recvd: 01/28/15 09:30 3 pgs
Fees:17.00 Taxes:0.00
20150128-0007982

THIS DOCUMENT PREPARED BY: **JEFFREY MOBLEY** Howard Mobley Hayes & Gontarek, PLLC 2319 Crestmoor Road Nashville, Tennessee 37215 (615) 627-4444	**This transfer is exempt from real estate transfer tax pursuant to T.C.A. §67-4-409(a)(3)(A).**

Address of new owner:	Send Tax Bills to:	Map-Parcel Numbers
Elizabeth Louise Schneider 4612 Mountainview Drive Nashville, Tennessee 37215	SAME	145 02 0 045.00

WARRANTY DEED

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, for the purpose of terminating a tenancy by the entirety between J. Michael Bolds, hereinafter called the Grantor, and the Grantor's spouse, Elizabeth Louise Schneider, pursuant to T.C.A. §66-1-110, and thereby vesting fee simple title in the subject property in the Grantor's spouse, Elizabeth Louise Schneider, the Grantor, J. Michael Bolds, has bargained and sold, and by these presents does transfer and convey unto Elizabeth Louise Schneider, hereinafter called the Grantee, and the Grantee's heirs and assigns, all of the Grantor's right, title and interest in and to the real estate in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is subject to the following:

1. Current year's State and County taxes, which have been assumed by the Grantee.

2. Any matters of record.

TO HAVE AND TO HOLD said tenancy-by-the-entirety interest herein conveyed, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee, the Grantee's heirs and assigns, forever; and the Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tenancy-by-the-entirety interest in said land, has a good right to convey it, and the same is unencumbered, except for the rights of the Grantee and unless otherwise herein set out; and the Grantor does further covenant and bind the Grantor, the Grantor's heirs, assigns and representatives, to warrant and forever defend the title to the said interest to the said Grantee, the Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 26th day of January, 2015.

J. Michael Bolds

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, J. Michael Bolds, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 26th day of January, 2015.

My Commission Expires: LINDSAY KEEFE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES:
December 6, 2016

Notary Public

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Seven Hills, Section X, as of record in Book 3842, Page 154, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to J. Michael Bolds and wife, Elizabeth Schneider, by deed from Clifford E. Bassett and wife, Helen B. Bassett, of record in Book 7588, page 132, Register's Office for Davidson County, Tennessee.

Elizabeth Schneider and Elizabeth Louise Schneider are one and the same person.

This is improved property known as 4612 Mountainview Drive, Nashville, Tennessee 37215.