BILL GARRETT, Davidson County
Trans:T20150011418 DEEDWARR
Recvd: 02/13/15 11:54 2 pgs
Fees:13.00 Taxes:1119.25
20150213-0013448

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
5110 Maryland Way, Suite 120
Brentwood, Tennessee 37027

Record & Return-
WATAUGA TITLE COMPANY
5110 Maryland Way, Suite 120
Brentwood, TN 37027

ADDRESS NEW OWNER:
Michael Schneider, Jr.
7021 Meadow Ridge Circle
Nashville, Tennessee 37221

SEND TAX BILL TO:
Owner

MORTGAGEE:

None

MAP	**155-16**
GROUP	**A**
PARCEL	**210.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Jose D. Gonzalez and wife, Claire P. Gonzalez,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **Michael Schneider, Jr and Tara 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. 54 on the Plan of Traceside, Section Eight, as shown by plat and survey of record in Plat Book 9700, page 659, Register's Office, Davidson County, Tennessee to which plan/plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Jose D. Gonzalez and wife, Claire P. Gonzalez by deed from Ginger E. Powell, unmarried of record in Instrument no. 20050329-0033280, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2014 and subsequent years.

This is **improved** property known as **7021 Meadow Ridge Circle, Nashville, Tennessee 37221.**

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, GRANTORS do covenant with the said GRANTEES that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and 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 our hands this the **15th** day of **December, 2014.**

Jose D. Gonzalez

Claire P. Gonzalez by Jose D. Gonzalez A.I.F.

Claire P. Gonzalez, by Jose D. Gonzalez, as attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Jose D. Gonzalez**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within Warranty Deed for the purposes therein contained and further acknowledges that he is the Attorney in fact for **Claire P. Gonzalez** and as Attorney in Fact he executed the within Warranty Deed by signing the name of **Claire P. Gonzalez** as her free act and deed for the purposes therein contained.

WITNESS my hand and official seal this 15th day of December, 2014.

Mary Joe Hartz
NOTARY PUBLIC

MARY JOE HARTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 5/3/2016

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $302,500.00.

AFFIANT

Subscribed and sworn to before me on this 15th day of December, 2014.

NOTARY PUBLIC

MARY JOE HARTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

5.3.16