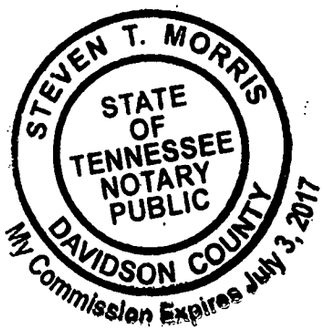
Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $225,900.00.

Affiant

Subscribed and sworn to before me, this the 19th day of June, 2015.

Notary Public

My commission expires: 7-3-17

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Robert Allen Herb, III Natalie Gabrielle Royal Herb	SWBC Mortgage Corporation	
2316 Carter Avenue	9311 San Pedro Ave., Ste 100	083-04-0-175.00
Nashville, TN 37206	San Antonio, TX 78216	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **CHRISTA SCHNEIDER FKA CHRISTA MORGAN SCHNEIDER HAECK, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ROBERT ALLEN HERB, III AND NATALIE GABRIELLE ROYAL HERB, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 the westerly 50 feet of the easterly 102 feet of the northerly 315 feet, more or less, of Lot No. 52 on the Plan of Brownsville of record in Plat Book 21, Page 9, in the Register's Office for Davidson County, Tennessee, described in part according to a survey made by John N. Kohl, III, Registered land Surveyor, Tennessee No. 100, dated October 13, 1977, Job No. W2-16998-5, as follows:

Beginning at a point in the southerly margin of Carter Avenue, said point being located westwardly 52 feet along the southerly margin of Carter Avenue from the northwest corner of Lot No. 25 on the Plan of Rosebank Subdivision, of record in Book 547, page 48, said Register's Office, said point also being the northwest corner of the property conveyed to Clyde C. May and wife, by Deed from William O. Williamson and wife, of record in Book 1756, page 559, said Register's Office; thence with the westerly line of said May's property and parallel with the westerly line of said Lot No. 25 southwardly 315 feet, more or less, to a point in the northerly line of the property conveyed to R. David Stein by deed from E. Porter McKee, Jr. of record in Book 5057, page 312, said Register's Office; thence with a northerly line of said Stein's property north 84 deg. 05' West 50 feet, more or less to a point; thence with an easterly line of said Stein's property and continuing with the easterly line of the property conveyed to Coleman W. Carmen and wife, by Deed from Lawrence F. Davis and wife, of record in Book 2293, page 123, said Register's Office, and parallel with the westerly line of said Lot No. 25 northwardly passing the southeast corner of Carmen's property at 12 feet, a total distance of 313 feet, more or less, to the southerly margin of Carter Avenue; thence with the southerly margin of Carter Avenue eastwardly 50 feet to the point of beginning.

BILL GARRETT, Davidson County
Trans:T20150049813 DEEDWARR
Recvd: 06/22/15 15:39 2 pgs
Fees:13.00 Taxes:835.83
20150622-0059665

Being the same property conveyed to Christa Morgan (Schneider) Haeck, unmarried by Quitclaim deed from Matthew Haeck, an unmarried person of record in Instrument No. 20110107-0002017 Register's Office for Davidson County, Tennessee, dated November 23, 2010 and recorded on January 7, 2011.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 2316 Carter Avenue, Nashville, TN 37206.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 19th day of June, 2015.

Christa Schneider

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Christa Schneider, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 19th day of June, 2015.



Notary Public