BILL GARRETT, Davidson County
Trans:T20160034119 DEEDWARR
Recvd: 04/26/16 09:59 2 pgs
Fees:13.00 Taxes:447.70
20160426-0040352

This instrument prepared by:
Russell Roberson, Attorney
8351 E. Walker Springs Lane, Suite 200
Knoxville, Tennessee 37923
File No.: 16-03000251

WARRANTY DEED

THIS INDENTURE, made this 19th day of April, 2016, between

Ronald Parham aka Ronald Hoyle Parham, married

First Parties, and

Christopher Schneider and wife, Deborah K. Schneider

Second Parties,

WITNESSETH: that said First Parties, for and in consideration of the sum of TEN DOLLARS ($10.00) cash and other good and valuable considerations to them in hand paid by Second Parties, the receipt and sufficiency of which is hereby acknowledged, have granted, bargained, sold and conveyed and do hereby grant bargain, sell and convey unto the said Second Parties the following described premises:

SITUATED in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 77 on the Plan of Donelson Meadows of record in Plat Book 1835, Page 35, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

BEING a portion of the same property conveyed to Ronald Hoyle Parham by virtue of a Quit Claim Deed from Lili Schneider Parham dated September 24, 1993 and recorded January 6, 1994 in Deed Book 9213, Page 594, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE is subject to any and all existing easements and restrictions of record.

THIS CONVEYANCE is made subject to applicable easements, restrictions and building set back lines of record.

The above description is the same as the previous deed of record.

TOGETHER with the hereditaments and appurtenances thereto appertaining releasing all claims therein.

TO HAVE AND TO HOLD the said premises to the said Second Parties in fee simple forever.

The grantor, Ronald Hoyle Parham, aka Ronald Parham, by execution of this instrument makes oath that the property conveyed has not been occupied as the principle place of residence for his spouse, nor any dependents.

AND said First Parties for themselves, and for their heirs, successors in interest and assigns do hereby covenant with the said Second Parties, their heirs and assigns, that they are lawfully seized in fee simple

of the premises above conveyed and have full power, authority and right to convey the same and that said premises are free from all encumbrances except taxes for 2016, and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

In this instrument in every case the plural shall include the singular and vice-versa and each gender the others.

IN WITNESS WHEREOF, this instrument has been executed on the day and year first above written.

Ronald Parham

State of Tennessee
County of Davidson

Personally appeared before me the undersigned authority a Notary Public in and for said county and in said state, the within named bargainors, Ronald Hoyle Parham, aka Ronald Parham married, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 19th day of April, 2016.

My Commission Expires: 01-29-20

Notary Public

JANA DRURY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires January 29, 2020

Name and address of property owners:

Christopher Schneider and wife, Deborah K. Schneider
205 Dellrose Drive
Nashville, TN 37214

who are responsible for payment of taxes.

CLT CODE: 084-14-0 215.00

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $121,000.00.

Subscribed and sworn to before
me this 19th day of April, 2016.

Affiant

My Commission Expires 01-29-20

Notary Public

JANA DRURY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires January 29, 2020