WARRANTY DEED

RHONDA M. HANNAH
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 6-18-2019

NAES-H16135

STATE OF Tennessee

COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $124,000.00 .

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 5th DAY OF May, 2016.

(Affix Seal) Notary Public

My Commission Expires: _____

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
PROPERTY TITLE SERVICES, LLC
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075 (615-264-8727)

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Greg Naes	Greg Naes	053.03-0-367.00
1511 Cleves Street	3008 Flagstone Drive	
Old Hickory, TN 37138	Franklin, TN 37069	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, MARLENE SCHNEIDER, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto GREG NAES, 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:

Land in the Fourth Civil District of Davidson County, Tennessee, being Lot No, 64, Section E, Village of Old Hickory, as shown on revised plan recorded January 6, 1950, Book 1424, Page 132, Register's Office for Davidson County, Tennessee, fronting 94.2 feet on Cleves Street, containing 0.34 acres, more or less.

Being the same property conveyed to Marlene Schneider, unmarried by deed from Annie B. Pruitt, unmarried of record at Book 200007260073908, recorded on 07/26/2000, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property known as 1511 Cleves Street, Old Hickory, Tennessee 37138 .

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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.

BILL GARRETT, Davidson County
Trans:T20160038296 DEEDWARR
Recvd: 05/09/16 10:31 2 pgs
Fees:13.00 Taxes:458.80
20160509-0045632

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

Witness my/our hand(s) this 5th day of May, 2016 :

Marlene Schneider by G. Ross Schneider, POA

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **G. Ross Schneider**, with whom I am personally acquainted, (or proven to me on basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **Marlene Schneider**, and who acknowledged that he/she executed the same as the free act and deed as power of attorney of the said **Marlene Schneider** for the purposes therein described.

Witness my hand and official seal at Sumner County, TN this 5th day of May, 2016.

My Commission Expires:

Notary Public

RHONDA M. HANNAH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 6-18-2019