(4)

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160060943 DEEDWARR
Recvd: 07/15/16 13:22 2 pgs
Fees:13.00 Taxes:3108.00
20160715-0072994

O-WP-16-1135-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $840,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF JULY, 2016.

Notary Public

MY COMMISSION EXPIRES:

(AFFI...)

DEBBIE MANN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY MY COMMISSION EXPIRES OCTOBER 13, 2019

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER (S)
James B. Gordon and Meri Barr Gordon	WELLS FARGO	
(NAME)	(NAME)	**145-11-0-015.00**
1135 Stonewall Jackson Court	2701 WELLS FARGO WAY	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220-1705	MINNEAPOLIS, MN 55467	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **ALEXANDER SCHNEIDER AND KRISTINA RAMSAY, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JAMES B. GORDON AND MERI BARR GORDON, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 10 on the Plan of Granny White Park Subdivision of record in Plat Book 3700, Page 72, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot 10 fronts 170 feet along the Southerly margin of Stonewall Jackson Court and extends back 271.5 feet along the Westerly line and 252.3 feet along the Easterly line to a broken line at the rear measuring 169.8 feet thereon.

Being the same property conveyed to Alexander Schneider and Kristina Ramsay, husband and wife by Warranty deed from Gail P. Smithwick of record in Instrument No. 20140516-0042285 Register's Office for Davidson County, Tennessee, dated May 13, 2014 and recorded on May 16, 2014. (Value of consideration shown in aforementioned deed $625,000.00.)

This conveyance is subject to:
- Taxes for the year 2016, a lien not yet due and payable;
- Subject to all matters shown on the Plan of record in Plat Book 3700 Page 72, Register's Office for Davidson County, Tennessee;
- Restrictions of record in Book 4825, Page 341, in the Register's Office for Davidson County, Tennessee;
- Easement for Sanitary Sewer/Strom Drainage of record in Book 7753, Page 483, in the Register's Office for Davidson County, Tennessee;
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1135 Stonewall Jackson Court , Nashville, Tennessee 37220-1705**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that 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 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(S), 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 my/our hand(s) this the 12th DAY OF JULY, 2016.

Alexander Schneider by John Gleaves, Attorney In Fact

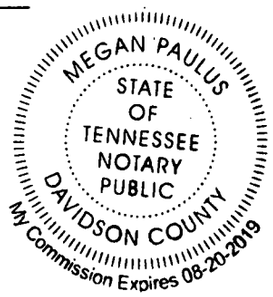
Kristina Ramsay by John Gleaves, Attorney In Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Gleaves, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of ALEXANDER SCHNEIDER AND KRISTINA RAMSAY, and who acknowledged he/she/they executed the same as the free act and deed of the said ALEXANDER SCHNEIDER AND KRISTINA RAMSAY.

Witness my hand and official seal, this the 12th of July, 2016.

Notary Public
My Commission Expires: 8/20/19
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212