BILL GARRETT, Davidson County
Trans:T20160069248 DEEDWARR
Recvd: 08/10/16 11:15 2 pgs
Fees:13.00 Taxes:1359.75
20160810-0083189

Prepared by:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $367,500.00.

Affiant

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Subscribed and sworn to before me this 4th day of August, 2016.

Notary Public
My commission expires: 5/5/20

06-1607-76478

Address of New Owner:	Send Tax Bills to:	Tax Information:
David R. Schneider 2212 Seven Points Circle Hermitage TN 37076	NEW OWNER	098-13-0-C-174.00-CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Michael Christensen unmarried**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **David R. Schneider and Jamie L. Schneider, husband and wife**, hereinafter called the Grantees, their successors 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. 167, on the Plan of Phase 5, Section 1, The Meadows of Seven Points, of record in Instrument No. 20060522-0059944, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Robin Christensen and husband, Michael Christensen by deed from Frank Batson Homes, Inc., dated June 25, 2007, recorded June 26, 2007, of record in Instrument No. 20070626-0076217, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Michael Christensen, unmarried by Quitclaim Deed from Robin Christensen, unmarried, dated October 5, 2011, recorded October 6, 2011, of record in Instrument No. 20111006-0077597, Register's Office for Davidson County, Tennessee. Final Decree of Divorce filed of record on April 7, 2011 in the Fourth Circuit Court for Davidson County, Tennessee at Nashville, Docket No. 10D-3510.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 2212 Seven Points Circle, Hermitage, TN 37076.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, 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 hand this 9th day of August, 2016.

Michael Christensen

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Michael Christensen**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in Mt. Juliet, TN, this 9th day of August, 2016.

Notary Public
State of Tennessee at Large

My Commission expires: 04.03.2020

