WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160113899 DEEDWARR
Recvd: 12/28/16 09:32 2 pgs
Fees:13.00 Taxes:925.00
20161228-0136105

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

J Anderson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 23 DAY OF December, 2016.

J Anderson
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Meredith Lyndy Schnitzer and Joseph Alexander Schnitzer	New Owner	
(NAME)	(NAME)	
304 Roslyn Ct.		141-07-0B-071.00 CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **AMIE CROLLEY, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MEREDITH LYNDY SCHNITZER AND JOSEPH ALEXANDER SCHNITZER, WIFE AND HUSBAND,** HEREINAFTER CALLED THE GRANTEES, 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 Lot No. 69 on the First Revision of Somerset Farms, Section Three, a Planned Unit Development, as of record in Book 7900, Page 741, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed by Warranty Deed from Diane Curtiss Somers formerly known as Diane Marie Gibson, a married woman to Amie Crolley, a married woman, as recorded on the 6th day of August, 2015 in Instrument No. 20150806-0078469; Amended Final Decree of Divorce in Divorce #05D-724 in Instrument No. 20060519-0058936, said Register's Office. This was never the marital residence for the Grantor named herein.

This conveyance is subject to 2016 Real Property taxes; All matters appearing on the plan of record in Plat Book 7900, Page(s) 721, revised in Plat Book 7900, Page 741 and Boundary Plats in Plat Book 6900, Page 972 and Plat Book 7900, Page 327, said Register's Office; and Restrictive Covenants of record in Book 8556, Page 11; Book 9383, Page 526 and Book 9662, Page 869, said Register's Office; Charter of record in Book 7382, Page 225; Book 7820, Page 605; Book 8235, Page 521 and Book 8584, Page 20, said Register's Office.

This is unimproved _ improved x property, known as 304 Roslyn Ct., Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with the said GRANTEES 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 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 21 day of December, 2016

Amie Crolley

AMIE CROLLEY

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Amie Crolley, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 21 day of December, 2016.

Commission expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Commission Expires MAR 7, 2017

Notary Public