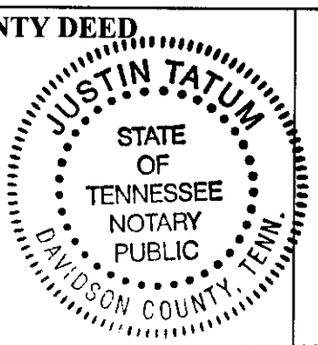
6

WARRANTY DEED



Davidson County DEEDWARR
Recvd: 03/08/05 11:43 2 pg
Fees:13.00 Taxes:647.50



20050308-0025476

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF FEBRUARY, 2005.

Notary Public

MY COMMISSION EXPIRES: May 09, 2005.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
ESQUIRE TITLE & ESCROW, INC., 30 Burton Hills Blvd. Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DAVID C. SCHMUTZ	DAVID C. SCHMUTZ	102-11-28
(NAME)	(NAME)	
841 W. HILLWOOD DRIVE	841 W. HILLWOOD DRIVE	
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37205	NASHVILLE, TN 37205	
(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, STEVEN W. TVEIT and TRACY S. TVEIT, husband and wife, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DAVID C. SCHMUTZ and MISTI W. SCHMUTZ, husband and wife, 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:

A CERTAIN TRACT OF LAND IN DAVIDSON COUNTY, TENNESSEE, BEING DESCRIBED AS FOLLOWS:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 184 ON THE PLAN OF HORTON HEIGHTS, SECTION B, AS OF RECORD IN BOOK 2133, PAGE 70, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 184 FRONTS 109 FEET ON THE SOUTHWESTERLY SIDE OF WEST HILLWOOD DRIVE (FORMERLY RAINEY DRIVE) AND EXTENDS BACK 325 FEET ON THE NORTHWESTERLY LINE AND 325.9 FEET ON THE SOUTHEASTERLY LINE, TO A DEAD LINE ON THE REAR, OF WHICH IT MEASURES 161.2 FEET THEREIN.

BEING THE SAME PROPERTY CONVEYED TO STEVEN W. TVEIT AND WIFE, TRACY S. TVEIT BY DEED FROM SAMUEL BURTON FIELDER, JR. AND GERALDINE F. MEDLEY, AS DIVISEES UNDER THE WILL OF GRAHAM C. HATCHER, DECEASED OF RECORD IN BOOK 8772, PAGE 950 AND RE-RECORDED IN BOOK 8782, PAGE 337 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE

unimproved ☐ This is improved ☒ property, known as 841 W. HILLWOOD DRIVE, NASHVILLE, TN 37205

(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 our hands this 28th day of February, 2005.

STEVEN W. TVEIT

TRACY S. TVEIT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, of State and County aforesaid, personally appeared **STEVEN W. TVEIT and TRACY S. TVEIT, husband and wife**, with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be the persons whom executed the foregoing instrument for the purpose therein contained, and that they executed the same as their free act and deed.

Witness my hand and official seal at Nashville, Tennessee this 28th day of February, 2005.

Commission expires: May 29, 2005

I. DYKE TATUM Notary Public

JUSTIN TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008