File No. 60322

WARRANTY DEED

STEVEN G. WATERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Exp July 19 2008

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $299,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF MAY, 2006.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Marsha S. Dalton	SunTrust Mortgage, Inc.	033 06 0A 041.00 CO
(NAME)	(NAME)	
108 Echo Hill Boulevard	201 Fourth Ave N/7th Floor	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Nashville, TN 37219	
(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, Frank J. Schmidt and wife, Pat Schmidt, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Marsha S. Dalton and Jean A. Dalton and Beaulah M. Dalton*, 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: *Tenants in common, with right of survivorship

BEING Lot No. 73 on the Plan of Echo Hill Estates, Section Two, of record in Plat Book 6900, page 791, Register's Office for Davidson County, Tennessee, to which plan is here made for a more complete and accurate description.

Being the same property conveyed to Frank J. Schmidt and wife, Pat Schmidt by deed from Austin M. Writesman, unmarried, dated November 2, 1995, of record in Book 9856, page 839, Register's Office, Davidson County, Tennessee.

Pat Schmidt executed this instrument on behalf of Frank J. Schmidt pursuant to a Power of Attorney of record in Instrument Number 200606050065731, Register's Office, Davidson County, Tennessee.

Declaration of Covenants, Conditions and Restrictions of record in Book 8265, page 436 and Book 9973, page 605, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 108 Echo Hill Boulevard, Goodlettsville, TN 37072

(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 23rd day of May, 2006.

Frank J. Schmidt by Pat Schmidt, Attorney in Fact

Pat Schmidt

Davidson County DEEDWARR
Recvd: 06/05/06 09:40 2 pgs
Fees:13.00 Taxes:1109.63

20060605-0065732

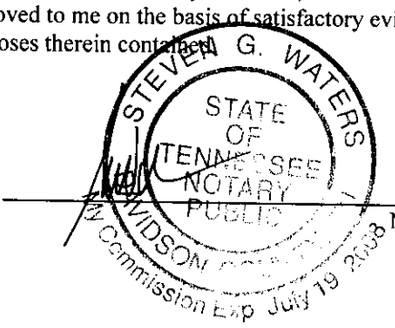
File No. 60322
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Pat Schmidt, the bargainor(s), 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 this 23rd day of May, 2006.

Commission expires:



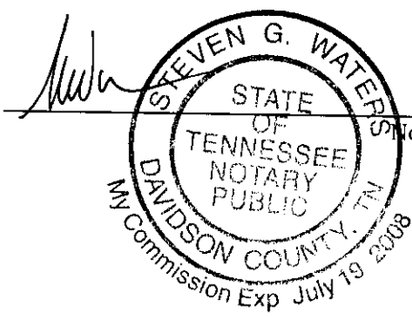
Notary Public

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 Pat Schmidt with whom I am personally acquainted and who acknowledged that she executed the within instrument on behalf of Frank J. Schmidt as his Attorney in Fact as the free act and deed of the within named Frank J. Schmidt.

Witness my hand and official seal this 23rd day of May, 2006.

Commission expires:



Notary Public