WARRANTY DEED

STATE OF FLORIDA
COUNTY OF ORANGE

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,300.00

SHAWN WOODS
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF FEBRUARY, 2007.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

KENNETH RUBEN SERRANO
MY COMMISSION # DD542173
EXPIRES: Apr. 18, 2010
(407) 398-0153 Florida Notary Service.com

THIS INSTRUMENT WAS PREPARED BY
1st Trust Title, Inc., 116 Lineberry Blvd., Ste. 200, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
George Kevin Schmeider	Washington Mututal Bank, F.A., ISAOA, ATIMA	Map 82-7
(NAME)	(NAME)	
830 N 2nd Street	P.O. Box 100590	
(ADDRESS)	(ADDRESS)	Parcel 36
Nashville, TN 37207	Florence, SC 29501-0590	
(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, **Robert Guest Properties, Inc.**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **George Kevin Schmieder, married**, 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:

Being Lot No. 26 on the Plan of Shields, Davis, Sharp & Horn Addition to East Nashville, as shown of record in Plat Book 57, Page 86, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Robert Guest Properties, Inc., a Florida Corporation, filed for record 12/05/06 as Instrument No. 20061205-0149893, Register's Office for Davidson County, Tennessee.

Subject to all matters as shown on plat of record in Plat Book 57, Page 86, Register's Office of Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 830 N 2nd Street, Nashville, TN 37207

(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.

Davidson County DEEDWARR
Recvd: 02/21/07 13:05 2 pgs
Fees:13.00 Taxes:463.61

20070221-0021535

Witness my hand this 15th day of February, 2007.

Robert Guest Properties, Inc.

By: _____

Shawn Woods, Authorized Agent

STATE OF FLORIDA

COUNTY OF ORANGE

Before me, the undersigned Notary, personally appeared Shawn Woods, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Authorized Agent(or other officer authorized to executed the instrument) of Robert Guest Properties, Inc., the within named bargainor, a corporation, and that such Authorized Agent or officer as such Robert Guest Properties, Inc. executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as Authorized Agent.

Witness my hand and official seal at ~~Mt. Juliet, Tennessee~~ ORLANDO, FLORIDA this. FEBRUARY 15, 2007

Commission expires:

KENNETH RUBEN SERRANO
MY COMMISSION # DD542173
EXPIRES: Apr. 18, 2010
Florida Notary Service.com
NOTARY PUBLIC STATE OF FLORIDA
(407) 398-0153

_____

Notary Public