Box 8

Davidson County DEEDWARR
Recvd: 03/27/07 13:37 2 pgs
Fees:13.00 Taxes:294.15
20070327-0036592

Return to:

#499

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Jonathan Schmidt	SunTrust Mortgage, Inc.	Map 142-6A
810 Bellevue Road, Unit 195	P.O. Box 79041	Parcel 195
Nashville, TN 37221	Baltimore, MD 21279-0041	

This instrument prepared by: Southern Land Title & Escrow, Inc., 934 Oldham Drive, Suite 100-A, Nolensville, TN 37135

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Lillian Pickett, unmarried , Sole Heir-At-Law and Administratrix of the Estate of Kimberly M. Pickett ,** (The "Grantor") have bargained and sold, and by these presents does transfer and convey unto **Jonathan Schmidt,_____,** (The "Grantee"), his heirs and assigns certain tract or parcel of land in **DAVIDSON** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being building No. 27, Unit 195 and garage No. 1 on the Plan of Peppertree, Creekside Meadows Condominiums, of record in Book 4675, pages 128-130, said Register's Office, together with all fixtures, appliances, wall coverings, carpets, or other improvements therein and the undivided interest in the common elements appurtenant thereto, all being more particularly described in the Master Deed and By-laws of record in Book 4834, pages 257 through 312, as amended in Book 4984, page 174, Book 5045, page 800, Book 5086, page 80, and Book 5259, page 5, said Register's Office and the Charter of Creekside Meadows Association, Inc., of record in Book 4836, page 610, said Register's Office, which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Kimberly M. Pickett by warranty deed dated March 5, 1998 from Virginia Hester, unmarried of record in Book 10826, page 172, said Register's Office. The said Kimberly M. Pickett, died unmarried intestate November 6, 2005, An Administration was Entered, Case no. 06P-179, in the Seventh Circuit Court for Davidson County, Tennessee. An Affidavit of Heirship reflecting the vesting of title in the heirs is being recorded simultaneously with the Deed.

This is the same description as used in the last deed of record.

This conveyance is subject to the following:

1. **2007 Taxes, a lien not yet due and payable.**
2. **Restrictions, By-Laws and Charter of record in Book 4834, page 257, Book 4984, page 174, Book 5045, page 800, Book 5086, page 80, Book 5259, page 5, Book 6237, page 644, Book 6535, page 723, Book 6535, page 724, Book 6874, page 354 and in Book 7610, page 973, said Register's Office.**
3. **All matters appearing of record in Plat Book 4675, page 128-130, said Register's Office.**

This is improved property commonly known as **810 Bellevue Road, Unit 195, Nashville, TN 37221.**

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

The actual consideration or value, whichever is greater for this transfer is $79,500.00.

Lillian Pickett
Affiant

Subscribed and sworn to before me this
23rd day of March, 2007

Judy Painter-Rose
Notary public:

JUDY PAINTER-ROSE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires January 22, 2011

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, his heirs and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 23rd day of **March, 2007.**

The Estate of Kimberly M. Pickett

By: Lillian Pickett
Lillian Pickett, Administratrix

Lillian Pickett
Lillian Pickett, Individually

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared **Lillian Pickett** with whom I am personally acquainted, (or proven to me on the basis of satisfactory evidence), and who, upon oath acknowledged **herself** to be the **Administratrix of The Estate of Kimberly M. Pickett** and **Individually** that **She** executed the foregoing instrument for the purpose therein contained, by signing [illegible] as **Administratrix** of the **Estate.**

WITNESS my hand and official seal at Nolensville, Tennessee, this 23rd day of March, **2007.**

Judy Painter-Rose
Notary Public

JUDY PAINTER-ROSE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires January 22, 2011