WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $184,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF JUNE, 2007.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

PAM McBROOM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 22, 2010

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC
3931-A Gallatin Pike
Nashville, Tennessee 37216

D-1082

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kersten Schmidt	SAME AS OWNER	083-06-0 180.00
(NAME)	(NAME)	
2022 Benjamin Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(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, Jonathon David Mahaffey and wife, Kelsey Diane Mahaffey, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kersten Schmidt, unmarried, and Dennis Schmidt, 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:

SEE ATTACHED EXHIBIT A

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 2022 Benjamin Street, Nashville, TN 37206
(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 19th day of June, 2007.

Jonathon David Mahaffey

Kelsey Diane Mahaffey

Davidson County DEEDWARR
Recvd: 06/22/07 12:17 3 pgs
Fees:18.00 Taxes:682.65

20070622-0074805

STATE OF TENNESSEE

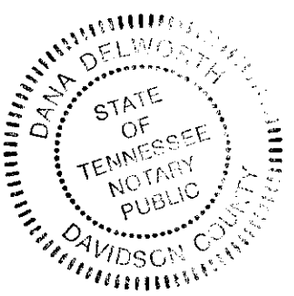
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jonathon David Mahaffey and Kelsey Diane Mahaffey the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 19th day of June, 2007.

Commission expires:
01/24/09

Dana Delworth Notary Public



RETURN TO:

Jack Case Wilson Title Associates, LLC
3931-A Gallatin Pike
Nashville, Tennessee 37216

EXHIBIT A

Being part of Lot Nos. 14 and 19 on the Plan of the 1st Subdivision of Brownsville as of record in Book 21, Page 112, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the southerly margin of Benjamin, formerly Locke Street, at a point 100.0 feet east of the easterly margin of Gentry Avenue, said point being the northeast corner of the property conveyed to Tapley Jennings by deed from Charles Brown and wife, of record in Book 587, Page 77, said Register's Office; thence with the southerly margin of Benjamin Street, easterly 50.0 feet; thence at right angles, southerly 150.0 feet; thence at right angles, westerly 50.0 feet to the southeast corner of said Jennings' property; thence with the easterly line of same, northerly 150.0 feet to the beginning.

BEING all of the same property conveyed to Jonathan David Mahaffey and wife, Kelsey Diane Mahaffey by Warranty Deed dated 9/20/2002 from Shelia J. Pugh, unmarried, and Danny Keith Ellis, unmarried, of record in Instrument Number 20021003-0120730, Register's Office for Davidson County, Tennessee.