WARRANTY DEED

SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin TN 37064

Davidson County DEEDWARR
Recvd: 10/09/07 09:21 2 pg:
Fees:13.00 Taxes:392.20

20071009-0120040

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $106,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF SEPTEMBER, 2007.

Notary Public

MY COMMISSION EXPIRES: 4/20/2008
(AFFIX SEAL)

SHIRLEY A. BEESLEY STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142
Nashville, Tennessee 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Jason Schmidt	Same Owner	135080A69700CO
(NAME)	(NAME)	
697 Longhunter Court		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217		
(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, Janith D. Jarvis, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jason Schmidt and wife, Marcie Schmidt, 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 Condominium Apartment located in Davidson County, Tennessee, being Unit No. 697 on the Plan of Nashboro Village, Tract #19, Site Plan of record in Plat Book 5200, Page 80, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Janith Jarvis, by deed of record in Book 11039, Page 785, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This instrument is executed on behalf of Janith Jarvis by David Adcock as her Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument Number 20070926 0114651, in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 697 Longhunter Court, Nashville, TN 37217
(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 my hand this 21st day of September, 2007.

Janith D. Jarvis

By David Adcock. Attorney in Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 21st day of September, 2007, before me personally appeared David Adcock, the person who executed the foregoing instrument on behalf of Janith D. Jarvis and who acknowledged that he executed the same as the free act and deed of the said Janith D. Jarvis, through Power of Attorney granted him by the said Janith D. Jarvis.

Witness my hand and official seal at Nashville, Tennessee this 21st day of September, 2007.

Commission expires: 9/27/08

Notary Public

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds