| Space reserved for recording information: | STATE OF TENNESSEE<br>COUNTY OF WILLIAMSON<br>THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $143,901.00 .<br>Affiant |
|---|---|
| **WARRANTY DEED**<br>Preparer's File #-08A0003 | SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 28th DAY OF JANUARY, 2008.<br>Notary Public (Seal)<br>My Commission Expires: 6/29/2010 |

LORI C. WARREN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
**ESCROW SERVICES OF TENNESSEE, LLC**
Ten Cadillac Drive, Suite 150
Brentwood, Tennessee 37027

| Address of New Owners: | Send Tax Bills To: | Tax ID#: |
|---|---|---|
| Donald P. Schmelhaus<br>504 Pleasant Colony Court<br>Antioch, Tennessee 37013 | Countrywide Home Loans<br>3011 Armory Drive, Suite 120<br>Nashville, Tennessee 37204 | 150-14-A-108 CO |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, MELINDA A. CALDWELL, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto DONALD P. SCHMELHAUS, UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 725 on the Plan of Calumet Estates, Phase 7, of record in Plat Book 9700, page 628, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Melinda A. Caldwell, unmarried, by Warranty Deed from James T. McLean, Sr. of record in Book 11091, page 898, dated 8/28/1998, Register's Office for Davidson County, Tennessee.

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

( ) unimproved
This is ( X ) improved property known as **504 Pleasant Colony Court, Antioch, Tennessee 37013**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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/our hand(s) this **28th** day of **January**, **2008**:

Melinda A. Caldwell

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named MELINDA A. CALDWELL, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained. Witness my hand and official seal this 28th day of January, 2008.

Notary Public

My Commission Expires: 06/29/2010

W. AARON FORTNER NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

Davidson County DEEDWARR
Recvd: 02/04/08 13:28 1 pgs
Fees:13.00 Taxes:532.43

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