WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/07/08 09:56 2 pg
Fees:13.00 Taxes:259.00

20080707-0069501

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $70,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of June, 2008.

Notary Public

MY COMMISSION EXPIRES: 5/15/2010 (AFFIX SEAL)

DANNY L. SMITH NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rodney M. Scott, Attorney, 12 Public Square, Murfreesboro, TN 37130, from information provided by the parties.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Grissom Group, LLC	Grissom Group, LLC	120-01-0-66.00
(NAME)	(NAME) P.O. Box	
2606 Grissom Dr., Suite 4	~~1224 Kermit Dr.~~ 41458	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	Nashville, TN ~~37215~~ 37204	
(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, I, **DONALD L. SCHMIDT, INDIVIDUALLY having been predeceased by Geneva M. Schmidt, and as TRUSTEE of the SCHMIDT JOINT REVOCABLE LIVING TRUST AGREEMENT DATED JULY 31, 1996**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **GRISSOM GROUP, LLC**, HEREINAFTER CALLED THE GRANTEE, ITS 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

unimproved ☐

This is improved ☒ property, known as 1224 Kermit Dr., 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 GRANTEE, its heirs and assigns forever; and we 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 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, its 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 the 27th day of June, 2008.

Donald L. Schmidt, Individually and as Trustee

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Donald L. Schmidt, individually and as Trustee of the Schmidt Revocable Living Trust Agreement dated July 31, 1996 the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained as his free act and will.

Witness my hand and official seal at Murfreesboro, Tennessee this 27th day of June, 2008.

Commission expires:
5/15/2010

Notary Public

DANNY L. SMITH NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

EXHIBIT A

Being Lot No. 15 and the westerly ½ of Lot No. 16 on the Map of Miro Meadows, as shown on plat of record in Book 1424, pages 94 and 95, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said lot.

Said Lot No. 15 and part of said Lot No. 16 adjoin and front together 97.5 feet on the north side of Kermit Drive and run back between lines 201 feet on the west line of Lot No. 15 and 195 feet, more or less, on the east line of part of Lot No. 16 to a dead line in the rear on which they measure 97.68 feet.

This being the same property conveyed to Donald L. Schmidt and wife, Geneva M. Schmidt, Trustees U/A/D July 31, 1996 of the Schmidt Joint Revocable Living Trust Agreement and any Successors in Trust, and any amendments thereto (said Donald L. Schmidt having been predeceased by Geneva M. Schmidt) by Quit Claim Deed from Donald L. Schmidt and wife, Geneva M. Schmidt, Individually, dated July 31, 1996, filed of record on August 6, 1996, in Book 10148, page 29, in the aforesaid Register's Office.

This conveyance is made subject to subdivision restrictions, building lines and easements of record in Book 1424, pages 94 and 95 in the aforesaid Register's Office; and the 2008 County Taxes, which the party of the second part agrees to assume and pay.