Davidson County DEEDWARR
Recvd: 07/28/08 13:52 2 pgs
Fees:13.00 Taxes:647.50
20080728-0076909

This Instrument Prepared By:
Lee & Lee Attorneys, PC
109 East Gay Street
Lebanon, Tennessee 37087

L&L# 6184-74

ADDRESS NEW OWNER:
Anton Visser
1008 Grasshopper Circle
Hermitage, Tennessee 37076

SEND TAX BILL TO:
Fifth Third Mortgage Company
P. O. Box 630170
Cincinnati, OH 45263

MORTGAGEE:
Fifth Third Mortgage Company
5050 Kingsley Drive
Cincinnati, OH 45263

MAP **76.14**
GROUP
PARCEL **8.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Kelly J. Schmelhaus and husband Duane Schmelhaus** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does transfer and convey unto **Anton Visser and wife, Jennie Visser**, hereinafter called the GRANTEES, their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 74 on the plan of New Hope Meadows, Phase II, of record in Plat Book 6900, page 724, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Kelly J. Thibault by deed from Laura Katherine Caruthers Taylor dated August 19, 2004, of record in Instrument No. 20040826-0103329, Register's Office for Davidson County, Tennessee. Kelly J. Schmelhaus, Kelly J. Thibault and Kelly J. Thibault Schmelhaus are one in the same person. Duane Schmelhaus executes this instrument for the purpose of conveying any and all right, title and interest he may have in and to the property hereinabove described.

This is improved property known as 1008 Grasshopper Circle, Hermitage, Tennessee 37076. Possession is to be given on July 25, 2008.

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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,

GRANTOR does covenants with the said GRANTEES that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and,

GRANTOR, does further covenant and bind herself, her 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.

WITNESS our hands this the 25th day of July, 2008.

Kelly J. Schmelhaus

Kelly J. Schmelhaus

Duane Schmelhaus

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, Kelly J. Schmelhaus and husband, Duane Schmelhaus, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and, who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 25th day of July, 2008.

NOTARY PUBLIC

JOHN M. LEE NOTARY PUBLIC STATE OF TENNESSEE

My Commission Expires: 11-15-10

* * * * * *

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $175,000.00.

AFFIANT

Subscribed and sworn to before me on this 25th day of July, 2008.

NOTARY PUBLIC

DEBORAH H. BOONE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 3-20-2010