File No. 290800517

WARRANTY DEED

ANGELA A. RAMSEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires: 5/22/2010

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF SEPTEMBER, 2009.

Notary Public

MY COMMISSION EXPIRES: 5/22/2010

(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20090071172 DEEDWARR
Recvd: 10/20/09 08:55 2 pgs
Fees:13.00 Taxes:425.50
20091020-0096745

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
Sidwell, Barrett, & Welch, PC
695 President Place, Suite 202
Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Timothy M. Schmidt	Magna Bank	Map and Parcel 03308014600
(NAME)	(NAME)	
343 Janette Avenue	6525 Quail Hollow	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Memphis, TN 38120	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 considerations, the receipt of which is hereby acknowledged, I, **Martin H. White, Executor of the Estate of J.C. Richter Conyers**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Timothy M. Schmidt and wife, Jacqueline B. Schmidt**, hereinafter called the grantee(s), Their heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Being all of Lot No. 288, GATEWOOD, Section 3, of record in Plat Book 4175, Page 49-50, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to J.C. Richter Conyers and Bobby Conyers by Deed dated December 23, 1975 from Marion G. Tomlin and wife, Carolyn Tomlin of record in Book 4983, page 85, Register's Office for said County. The said Bobby Conyers having predeceased J.C. Richter Conyers who subsequently died testate on April 16, 2009. His estate is being probated in the Seventh Circuit Court for Davidson County, Probate Division, Docket No. 09P-751.

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

This conveyance is subject to Restrictive Covenants and Easements of record in Book 7377, page 156, Book 6576, page 638 and Book 4314, page 290, Register's Office for said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 343 Janette Avenue, Goodlettsville, TN 37072
(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(S), Their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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 hands this 30th day of September, 2009.

Martin H. White, Executor

Martin H. White as Executor of the Estate of J.C. Richter Conyers

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

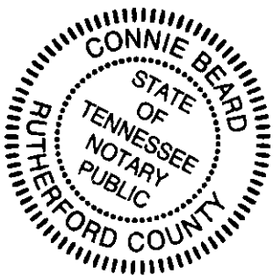
Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Martin H. White, Executor of the Estate of J.C. Richter Conyers the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 30th day of September, 2009.

Commission expires: 6-17-13

Connie Beard

Notary Public



File Number: 290800517

RETURN TO:

Cumberland Title
695 President Place, Suite 202
Smyrna, TN 37167