WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20100037996 DEEDWARR
Recvd: 06/22/10 12:09 2 pgs
Fees: 13.00 Taxes: 1056.35

20100622-0048685

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS **18th** day of **June, 2010**

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JAMES T. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 8, 2013

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 30 Burton Hills Blvd. Suite 175, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Hans P, ~~XXX~~Schmidt and Tomianne Schmidt	New owner	
(NAME) 1427 Gartland Avenue	(NAME)	83-9-319.00
(ADDRESS) Nashville, TN 37206	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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/WE, **Sarah E. Goschy**, unmarried, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto ~~XXX~~ **Schmidt and Tomianne Schmidt**, husband and wife, 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:

*Hans P. **M.

Being Lot No. 102 on the on the subdivision of the A.V.S. Lindsley-29 acre tract of record in Book 57, page 66, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description. This is the same description as in the previous deed of record.

Being the same property conveyed to Sarah E. Goschy by Warranty Deed from Holly M. Hatchett dated April 30, 2004 of record in Instrument No. 20040505-0051642, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1427 Gartland Avenue, Nashville, TN 37206

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, has 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 our hands this **18th** day of **June, 2010**

Sarah E. Goschy

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, **Sarah E. Goschy**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **18th** day of **June, 2010**

Notary Public

My commission expires: 7/3/12

KELLY ANN CALLAGHAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON