WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF DECEMBER, 2010.

Notary Public

MY COMMISSION EXPIRES: 9/8/13
(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20110000092 DEEDWARR
Recvd: 01/03/11 08:47 2 pgs
Fees:13.00 Taxes:814.00
20110103-0000103

TRICIA BALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
West End Title & Escrow, LLC, 1720 West End Avenue, Suite 300, Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David Randolph Smith	Same as new owner	104-12-54
(NAME)	(NAME)	
1913 21st Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WITNESSETH:

WHEREAS, David Randolph Smith, Edmund J. Schmidt and Rafael Berk are each owners of a one third (1/3) undivided interest in the herein-described property, which they own as tenants in common; and

WHEREAS, Edmund J. Schmidt desires to sell, transfer and convey his one third (1/3) undivided interest in said property unto David Randolph Smith and Rafael Berk, so that, following such transfer, each of David Randolph Smith and Rafael Berk will own a fifty percent (50%) undivided interest in said property.

NOW, THEREFORE, 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, **Edmund J. Schmidt, III**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **David Randolph Smith and Rafael Berk**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL OF MY RIGHT, TITLE AND INTEREST, BEING A ONE THIRD (1/3) UNDIVIDED INTEREST, IN A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being the northerly 50.5 feet of Lot No. 5 on the Plan of Subdivision of Hamilton Parks 10.28 acre tract in the 7th, formerly the 10th, Civil District of Davidson County, Tennessee, of record in Book 161, page 160, Register's Office for Davidson County, Tennessee.

Said northerly part of said Lot No. 5 fronts 50.5 feet on the westerly side of Hillsboro Pike, or 21st Avenue South, and runs back between parallel lines 155 feet, more or less, to an alley.

Being the same property conveyed to David Randolph Smith and Edmund J. Schmidt, III and Rafael Berk by deed from James O. McLeod, Jr. and wife, Sarah McLeod, and David B. Wood, of record as Instrument No. 20050223-0019539, dated February 22, 2005, said Register's Office.

This conveyance is subject to: 2011 property taxes which are a lien, but not yet due and payable; all matters appearing on the Plan of Subdivision of Hamilton Parks 10.28 acre tract in the 7th, formerly the 10th, Civil District of Davidson County, Tennessee, of record in Book 161, page 160, Register's Office for said County; and any and all restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 1913 21st Avenue, Nashville, TN 37212
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said one third (1/3) undivided interest in said tract or parcel of land, as tenants in common, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and I do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my 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 my hand this 23rd day of December, 2010.

Edmund J. Schmidt, III

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Edmund J. Schmidt, III, 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 within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 23rd day of December 2010

Notary Public

PAUL J. COOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires: 6/20/14