WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF W. Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 1st day of March, 2011.

Notary Public

MY COMMISSION EXPIRES: 3/4/13

(AFFIX SEAL)

PHYLLIS KEENAN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans:T20110012971 DEEDWARR
Recvd: 03/03/11 14:42 2 pgs
Fees:13.00 Taxes:943.50
20110303-0017265

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 NUMBERS
Travis J. Menge and Stephanie M. Menge	SunTrust Mortgage Inc	180040A001700CO
(NAME) 713 Sherbrooke Court	(NAME) 401 Commerce St Ste 6100	
(ADDRESS) Nashville, TN 37211	(ADDRESS) Nashville TN 37219	
(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, **Jason D. Schmiedt, unmarried**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Travis J. Menge and wife, Stephanie M. Menge**, 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:

LAND in Davidson County, Tennessee, being Lot No. 17 on the plat of Highland Creek, Section One, of record in Plat Book 9700, Pages 959-960, in the Register's Office of said County, to which reference is hereby made for a more particular description.

BEING the same property conveyed to Jason D. Schmiedt by deed from Arnab Sarkar and wife, Deepalakshmi Raju, dated 7/24/08 of record in Instrument No. 20080401-0032609, 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 713 Sherbrooke Court, Nashville, TN 37211

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 **1st** day of **March, 2011**

Jason D. Schmiedt

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned authority, **Jason D. Schmiedt**, 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 **1st** day of **March, 2011**

Notary Public

My commission expires: 9/8/13

MARK B. LEEDOM NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON