# WARRANTY DEED

BOX 10-A

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 4, 2013

BILL GARRETT, Davidson County
Trans:T20110024305 DEEDWARR
Recvd: 04/26/11 10:23 2 pgs
Fees:13.00 Taxes:1295.00
20110426-0031736

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF APRIL, 2011.

Notary Public

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| William H. Schmidt | Home Loan Center, Inc. dba Lending Tree Loans | |
| (NAME) 3180 Parthenon Avenue, #109 | (NAME) 163 Technology Drive | 104-2-1C-309 |
| (ADDRESS) Nashville, TN 37203 | (ADDRESS) Irvine, CA 92618 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

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, WE, **KINGSMONT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **WILLIAM H. SCHMIDT AND WIFE, CLARE P. SCHMIDT,** 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 Unit 109 of West Leigh Townhomes, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for West Leigh Townhomes, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20070504-0053848, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of West Leigh Townhomes, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20070504-0053848, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit. Said Unit was formerly known as Unit 109 of the Kingsmont Court Condominium established under Master Deed of record as Instrument No. 20060526-00611923, as amended as Instrument No.20070504-0053846, and superseded by the Declaration of Covenants, Conditions and Restrictions for West Leigh Townhomes, of record as Instrument No. 20070504-0053848, Register's Office for said County.

Being part of the same property conveyed to Kingsmont. LLC, a Tennessee limited liability company by deed from Montgomery & Jarrell Properties, LLC, a Tennessee limited liability company, dated February, 2006, of record as Instrument No. 20060209-0016109 and part of the same property conveyed to Kingsmont, LLC, a Tennessee limited liability company by deed from F. Don Montgomery, Jr., dated February 8, 2006, of record in Instrument No. 20060209-0016110, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) 2011 real property taxes; (b) all matters appearing in the Master Deed of record in Instrument No. 20060526-0061923, as amended in Instrument No. 20070504-0053846, said Register's Office; (c) restrictive covenants of record in Instrument No. 20070504-0053848 said Register's Office; and (d) joint driveway easement of record in Instrument No. 20060628-0077218, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 3180 Parthenon Avenue, #109, Nashville, TN 37203

(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 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, 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 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 22nd day of April, 2011.

Kingsmont, LLC,
A Tennessee limited liability company

By: _____
Kevin D. Montgomery, Chief Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kevin D. Montgomery, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Chief Manager of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal at Nashville, Tennessee this 22nd day of April, 2011.

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 4, 2013

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Notary Public