THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 30051-05-2011** **Record & Return To:** **First Title and Escrow Company, Inc.** **2000 Richard Jones Road, Suite 110** **Nashville, TN 37215**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $245,900.00. Affiant Subscribed and sworn to before me this 13th day of June, 2011. Notary Public My Commission Expires:

DAVID R.A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-21-2013

WARRANTY DEED

Address New Owner: Brooke NicholeAllen, Wade Matthew Allen 843 Russleo Drive Nashville, TN 37209	**Send Tax Bills To:** FAMC 501 Corporate Centre Dr. Ste 400 Franklin, TN 37067	**Tax Information:** Map and Parcel No.: 102 080 03700

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Joseph Schmits and Jennifer M. Schmits n/k/a Jennifer Murray, both unmarried**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Brooke Nichole Allen and Wade Matthew Allen** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 843 Russleo Drive, Nashville, TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 13th day of June, 2011.

Joseph Schmits

Jennifer Murray

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Joseph Schmits and Jennifer Murray**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of June, 2011.

Notary Public

ELIZABETH J. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires:

My Commission Expires NOV. 7, 2011

BILL GARRETT, Davidson County
Trans:T20110035650 DEEDWARR
Recvd: 06/15/11 09:48 2 pgs
Fees:13.00 Taxes:909.83
20110615-0045687

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 38 on the Plan of Horton Heights, Section IV, of record in Plat Book 1835, page 129, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Joseph Schmits and wife, Jennifer M. Schmits, by deed dated May 21, 2007, from Matthew V. Dzurik and wife, Yvette A. Dzurik, of record in Instrument No. 20070601-0065495, Register's Office for Davidson County, Tennessee. The parties having since divorced. By Final Decree of Divorce filed in Docket No. 10-D-2181, Eighth Circuit Court for Davidson County, Jennifer M. Schmits was restored to her maiden name of Jennifer Murray.

This conveyance is made subject to:

1. Taxes for the year 2011, prorated by the parties and assumed by the Grantees. Map and Parcel No. 102 080 03700.
2. All matters appearing on the Plan of record as Book 1835, page 129, Register's Office for Davidson County, Tennessee.