Record & Return To: Realty Title & Escrow Co., Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
3817 Bedford Avenue
Suite 140
Nashville, Tennessee 37215

CRT File No. 12040666

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is: $236,000.00.

Affiant

Subscribed and sworn to before me, this 27th day of April, 2012.

Notary Public
My Commission Expires: April 12, 2015

KAREN McCALLA NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

BILL GARRETT, Davidson County
Trans:T20120031609 DEEDWARR
Recvd: 05/01/12 09:04 2 pgs
Fees:13.00 Taxes:873.20
20120501-0037016

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Christian Marcus Schmidt Waldi Schmidt 5205 Anchorage Drive Nashville TN 37220	New Owner	Tax Parcel ID No. 14615014300

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, **James M. Luther and wife, Anna F. Luther,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Christian Marcus Schmidt and Waldi Schmidt, Husband and Wife,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 62 on the plan of Haileywood Estates, Section IV, of record in Book 2330, Page 59, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Said Lot No. 62 fronts 131 feet on the Southwesterly side of Anchorage Drive and runs back 277.9 feet on the Southeasterly line and 140 feet on the Northwesterly line to a dead line in the rear on which it measures 189.7 feet.

Being the same property conveyed to James M. Luther and wife, Anna F. Luther by Warranty Deed from Ryan Meyers and wife, Allison Meyers, recorded on the 20th day of April, 2004 in Instrument No. 20040420-0044508, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2012 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PLAN OF HAILEYWOOD ESTATES, SECTION IV, as recorded in Plat Book 2330, Page 59.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 2481, Page 390.

This is improved property located at 5205 Anchorage Drive Nashville TN 37220

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant

and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 this 27th day of April, 2012.

James M. Luther

Anna F. Luther
By James Matt Luther, Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, James M. Luther, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of April, 2012.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires September 9, 2014

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James M. Luther, 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 Attorney-in-fact for Anna F. Luther, 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, at office, this 27th day of April, 2012.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires September 9, 2014