BILL GARRETT, Davidson County
Trans:T20120035766 DEEDWARR
Recvd: 05/15/12 15:14 2 pgs
Fees:13.00 Taxes:3293.00
20120515-0042072

THIS INSTRUMENT PREPARED BY: GEORGE V. CRAWFORD, JR. **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH SUITE 1700 NASHVILLE, TENNESSEE 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $890,000.00. _____ AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS 15TH DAY OF MAY, 2012. _____ NOTARY PUBLIC MY COMMISSION EXPIRES: _____

GEORGE V. CRAWFORD, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires MAR. 3, 2015

Address New Owner As Follows: John Maki and Heather Maki 118C Blackburn Avenue Nashville, TN 37205	Send Tax Bills To: Same	Map-Parcel Number: 130 01 0 150.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **DENNIS SCHILLING AND WIFE, DONNA SCHILLING**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **JOHN MAKI AND WIFE, HEATHER MAKI**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 62 on the Plan of Bransford Realty Company's Belle Meade Golf Links Subdivision of record in Plat Book 421, Pages 94 and 95, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Dennis Schilling and wife, Donna Schilling, by deed dated May 1, 2007, from Rochford Realty and Construction Co., Inc., a Tennessee corporation, of record as Instrument No. 20070503-0052784, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2012 taxes, a lien, not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. All matters as shown on the Plan of record in Book 421, page 94 and 95, Register's Office for Davidson County, Tennessee.

3. Sanitary Sewer/Storm Drainage Easement of record in Book 5487, page 296, Register's Office for Davidson County, Tennessee.

4. Charter of The Belle Meade Links Triangle Association, Inc., of record in Book 8676, page 453, Register's Office for said County.

This is improved property known as: **118C Blackburn Avenue Nashville, TN 37205.**

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 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 further covenant and bind ourselves, our heirs and assigns, 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 person whomsoever.

WITNESS my hand this 15th day of May, 2012.

Dennis Schilling

Donna Schilling

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Dennis Schilling, the within named bargainor, 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 15th day of May, 2012.

Notary Public

My Commission Expires:

GEORGE V. CRAWFORD, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 3, 2015

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Donna Schilling, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 15th day of May, 2012.

Notary Public

My Commission Expires:

GEORGE V. CRAWFORD, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 3, 2015