| THIS INSTRUMENT PREPARED BY:<br>**Mudter & Patterson**<br>**An Association of Attorneys**<br>**2000 Richard Jones Road**<br>**Suite 110**<br>**Nashville, Tennessee 37215**<br><br>**Record & Return To:**<br>**First Title & Escrow Co., Inc.**<br>**FTEC File No. 30714-07-2012** | STATE OF TENNESSEE, COUNTY OF DAVIDSON:<br><br>The actual consideration or value, whichever is greater, for this transfer is: $165,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me this 13th day of July, 2012.<br><br>Notary Public<br><br>My Commission Expires: 4/20/15<br><br>TAMMY DUNCAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY |
|---|---|

Davidson County DEEDWARR
Recvd: 07/24/12 08:21 3 pgs
Fees:18.00 Taxes:610.50
**20120724-0064741**

# WARRANTY DEED

| **Address New Owner:**<br>Kelly Schmitz<br>3901 Whitland Avenue, Unit 32<br>Nashville, TN 37205 | **Send Tax Bills To:**<br>Mortgage Investors Grp.<br>8320 E. Walker Springs Lane #200<br>Knoxville, TN 37923 | **Tax Information:**<br>Map and Parcel No.:<br>103 160 E 03200 CO |
|---|---|---|

**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, **Katherine Allen, unmarried**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kelly M. Schmitz, an unmarried woman** ("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 3901 Whitland Avenue, Unit 32, Nashville, TN 37205

**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 July, 2012.

Katherine Allen

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

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

Witness my hand, at office, this 13th day of July, 2012.

Notary Public

My Commission Expires:

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

My Commission Expires NOV. 3, 2015

# EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 32 on the Plan of Whitland Place Condominium, of record in Plat Book 5200, page 597, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of The Whitland Place Homeowners' Association, a horizontal property regime established by Master Deed of record in Book 6131, page 722, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Katherine Allen, a single person, by deed dated September 30, 2010, from Morgan Gardai and husband Amir M. Abtahi, of record in Instrument No. 20101006-0080091, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes for the year 2012, which have been prorated between the parties and assumed by the Grantee.
2. Restrictive covenants contained in an instrument of record in Book 6350, page 824, Register's Office for Davidson, County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code; or (b) relates to handicap, but does not discriminate against handicapped persons).
3. Charter of Incorporation of Whitland Place Homeowners' Association, Inc., of record in Book 6109, page 993, Register's Office for Davidson County, Tennessee.
4. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for The Whitland Place Homeowners' Association, of record in Book 6131, page 722, Appointment of Substitute Trustee of Master Deed in Book 9651, page 322, Register's Office for Davidson County, Tennessee.
5. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
6. All matters appearing on the Plan of record as Book 5200, page 597, Register's Office for Davidson County, Tennessee.
7. Easement for sewer of record in Book 3464, page 278, Register's Office for Davidson County, Tennessee.
8. Lease by and between University of Nashville (Montgomery Bell Academy), a Tennessee corporation, and B. V. T. Whitland House Ltd, a Tennessee limited partnership, of record in Book 6051, page 518, Register's Office for Davidson County, Tennessee.

## CERTIFICATE OF AUTHENTICITY

I, Dana Loggins, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Attorney or ~~Custodian~~

Stewart Title Company

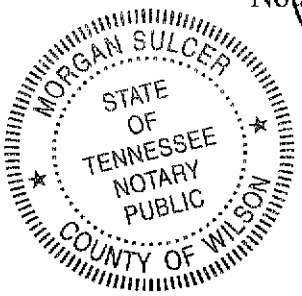
STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, Morgan Sulcer, a notary public in and for the aforesaid county and state, the within named Dana Loggins, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

(SEAL)




My Commission Expires: 9/2/2013