File Box 8

THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 30799-08-2012**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $209,000.00. Affiant Subscribed and sworn to before me this 31st day of August, 2012. Notary Public My Commission Expires:

DIANE K. MANN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 02-11-2013

WARRANTY DEED

Address New Owner: Gary Schalmo 1616 Boscobel Street Nashville, TN 37206	**Send Tax Bills To:** Regions Bank dba Regions Mtg 2050 Parkway Office Circle Birmingham, AL 35244	**Tax Information:** Map and Parcel No.: 083 140 29200

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, **Randall Hudson, unmarried**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Gary Schalmo** ("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 1616 Boscobel Street, Nashville, TN 37206

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 31st day of August, 2012.

Randall Hudson

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

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

Witness my hand, at office, this 31st day of August, 2012.

Notary Public

My Commission Expires:

KAREN FORD MARLIN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

BILL GARRETT, Davidson County
Trans:T20120066099 DEEDWARR
Recvd: 09/04/12 13:48 2 pgs
Fees:13.00 Taxes:773.30
20120904-0079663

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 343 on the Plan of Edgefield Land Company's Second Subdivision, of record in Plat Book 57, page 152, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Randall Hudson by deed dated June 22, 1995, from Adex Corporation, a Tennessee corporation, of record in Book 9713, page 123, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes for the year 2012, which have been prorated by the parties and assumed by the Grantee.
2. All matters appearing on the Plan of record as Book 57, page 152, Register's Office for Davidson County, Tennessee.
3. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, water mains and appurtenances, of record in Instrument No. 20041110-0135497, Register's Office for Davidson County, Tennessee.