THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF _____
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 410 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 355,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF December, 2012. Notary Public MY COMMISSION EXPIRES: 4/16/13 (AFFIX SEAL)

DAVE ALEXANDER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

BILL GARRETT, Davidson County
Trans: T20120095096 DEEDWARR
Recvd: 12/12/12 13:45 2 pgs
Fees: 13.00 Taxes: 1313.50

20121212-0114545

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cody J. Schmits	New Owner	MAP 103-03-0
5008 Idaho Avenue		PARCEL 107.00
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Joseph M. Amann and wife, Vicky Amann**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Cody J. Schmits and Lane R. Newsom, husband and wife**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being part Block 18 on the Map of Realty Savings Bank & Trust Company's Revised Plan of Charlotte Park Company's First Addition, of record in Plat Book 421, Page 18, in the Register's Office for Davidson County, Tennessee described as follows:

Beginning at a point in the north margin of Idaho Avenue, 60 feet more or less east of the east margin of 51st Avenue, North, widened, being the southeast corner of the property conveyed to A.C. Christianson and wife, by deed of record in Book 1579, Page 521, thence with Christianson's east line, northerly parallel to the east margin of 51st Avenue, North 150 feet to the south margin of an alley; thence with the margin of the same, easterly 60 feet to the Northwest corner of the property conveyed to Burt Tidwell by deed of record in Book 546, Page 308; thence with Tidwell's west line, southerly 150 feet to the north margin of Idaho Avenue; thence with the margin of same westerly, 60 feet, to the beginning.

Being the same property conveyed to Joseph M. Amann and wife, Vicky M. Amann by Deed from Ellen M. Lloyd Yancey and husband, David W. Yancey of record in Book 10639, page 350, Register's Office for Davidson County, Tennessee, dated September 30, 1997 recorded on October 8, 1997. Vicky M. Amann is also known as Vicky Amann.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is **(X)** IMPROVED property known as **5008 Idaho Avenue, Nashville, TN 37209.**

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 do 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 we do further covenant and bind ourselves, our heirs and representatives, 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 persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand(s) this the 6th day of December, 2012.

Vicky Amann

Vicky Amann

Joseph M. Amann by Vicky Amann, Attorney-in-Fact

Joseph M. Amann by Vicky Amann 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, the within named **Vicky Amann** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 6th day of December, 2012.

My Commission expires March 8, 2016

Notary Public

R. L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Vicky Amann** 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 on behalf of **Joseph M. Amann**, as her Attorney in Fact, as the free act and deed of the within named **Joseph M. Amann**.

Witness my hand and official seal this the 6th day of December, 2012.

My Commission expires March 8, 2016

Notary Public

R. L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE