WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$132,500.00.**

Affiant

Subscribed and sworn to before me this 22nd day of March, 2013

Notary Public
My Commission expires: 7/6/15
(Affix Seal)

HAL E. WILSON, III STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Gene Hoskins Jr.	SAME	023-00-0-133.00
5428 Lickton Pike		
Goodlettsville, TN 37072		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **William R. Schmitz**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Gene Hoskins Jr.**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in the 22nd Civil District of Davidson County, Tennessee, and described according to a survey by Ray G. Cole, Registered Land Surveyor, No. 924, dated August 10, 1983, as follows:

Beginning at an iron stake (old) in the westerly margin of Lickton Pike, a corner to Fred Woodard, and being the margin of said Pike, South 21 degrees 44 minutes West 250.00 feet to an iron pin (new) in the margin of said Pike; thence leaving said Pike North 69 degrees 30 minutes West 1859.60 feet to am iron pin (new) in as sassafras tree; thence North 8 degrees 01 minute East 93.13 feet to a small maple tree; thence North 9 degrees 40 minutes East 161.91 feet to an iron stake (old), corner to said Woodard; thence with the line of said Woodard, South 69 degrees 30 minutes East 1915.57 feet to the beginning.

Being the same property conveyed to William R. Schmitz, by deed from Michael H. Wilson and wife, Lucy D. Williams, on May 27, 2004, of record in Instrument Number 20040603-0065600, Register's Office for Davidson County, Tennessee.

Grantor warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

The property is subject to any and all existing easements and restrictions as shown of record.

This is improved property known as: **5428 Lickton Pike, Goodlettsville, TN 37072**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 hands this March 22, 2013.

William R. Schmitz

Davidson County DEEDWARR
Recvd: 03/25/13 08:45 2 pgs
Fees:13.00 Taxes:490.25
20130325-0028875

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **William R. Schmitz** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this March 22, 2013

My commission expires 7/6/15

Notary Public

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Andy Maloney, 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.

Signature

State of TN
County of Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 7/6/15

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY