WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130031834 DEEDWARR
Recvd: 04/18/13 10:25 2 pgs
Fees:13.00 Taxes:740.00
20130418-0038573

STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of April, 2013.

Notary Public

MY COMMISSION EXPIRES: 11-17-15

(AFFIX SEAL)

TERESA GLASS NOTARY PUBLIC TENNESSEE ROBERTSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 2401 Memorial Blvd.
Springfield, Tennessee 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brandie Michelle Mitchell	Brandie Michelle Mitchell	02200022900
(NAME)	(NAME)	
6391 Clarksville Pike	3332 Union Hill	
(ADDRESS)	(ADDRESS)	
Joelton, Tennessee 37080	Joelton, TN 37080	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20130504

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, Randall S. Schmidt and wife, Veronica Y. Schmidt**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Brandie Michelle Mitchell and husband, Robert Michael Mitchell**, 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. :

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

BEING Lot No. 1 on the Final Plat of Schmidt Subdivision, of record in Plat Book 8250, page 892, Register's Office for said County, to which record reference is hereby made for a more particular description thereof.

BEING all of the same property conveyed to Randall S. Schmidt and wife, Veronica Y. Schmidt by Warranty Deed from Larry J. Ennis, unmarried, dated May 15, 1998 and filed of record in Book 10938, Page 91, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 3332 Union Hill, Joelton, TN 37080

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness our hands this 17th day of April, 2013.

Randall S. Schmidt

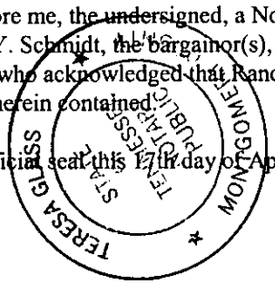
Veronica Y. Schmidt

STATE OF TENNESSEE

COUNTY OF ROBERTSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Randall S. Schmidt and wife, Veronica Y. Schmidt, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Randall S. Schmidt and wife, Veronica Y. Schmidt executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 17th day of April, 2013.



Commission expires:

11-17-15

Notary Public