WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/23/13 15:53 3 pgs
Fees:18.00 Taxes:943.50
20130723-0076277

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,000.00

Affiant

Subscribed and sworn to before me, this 23rd day of July, 2013

Notary Public

MY COMMISSION EXPIRES: 7-5-16
(AFFIX SEAL)

K CLOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Peter Schmidt	Same As New	186-04 0A
(NAME)	(NAME)	(MAP)
8057 Canonbury Drive	owner	008.00-CO
(ADDRESS)	(ADDRESS)	(PARCEL)
Nolensville, TN 37135		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Christopher Daniel Properties, LLC, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Peter Schmidt and Kathy Schmidt, husband and wife, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 193 on the Plan of Final Plat, Burkitt Place, Phase 1A, Section 1 of record in Plat at Instrument No. 20060315-0029572, as corrected by Surveyor's Certificate of Correction in Instrument No. 20060427-0048557, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Christopher Daniel Properties, LLC, a Tennessee limited liability company by Quitclaim Deed from Christopher Bove and wife, Marcya Bove, of record in Instrument Number 20070807-0094224, Register's Office for Davidson County, Tennessee, dated June 18, 2007, and recorded on August 7, 2007.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 8057 Canonbury Drive, Nolensville, Tennessee 37135

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 my/our hand(s) this 23rd day of July, 2013.

Christopher Daniel Properties, LLC

By: Marcya H Bove
Marcya Bove, ~~Member~~ Secretary

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Marcya Bove, with whom I am personally acquainted and who upon her oath acknowledged herself to be ~~Member~~ Secretary of Christopher Daniel Properties, LLC, the within named bargainor, a limited liability company, and that she as such ~~Member~~ Secretary, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by the said Marcya Bove, as such ~~Member~~ Secretary

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 23rd day of July, 2013.

Jennifer S. Dunlap
Notary Public

My Commission Expires: 9/23/13

JENNIFER S. DUNLAP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I, Yvette Meldrum, 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 Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 7-5-16

