BILL GARRETT, Davidson County
Trans: T20130079786 DEEDWARR
Recvd: 09/16/13 09:16 2 pgs
Fees: 13.00 Taxes: 671.55

20130916-0097031

BOX 50-B
PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

RANDOLPH
STATE OF TENNESSEE NOTARY PUBLIC
CITY OF RUTHERFORD

MY COMMISSION EXPIRES: DECEMBER 17, 2016

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $181,500.00.

Affiant

Subscribed and sworn to before me, this 26th day of July, 2013.

Notary Public

My commission expires: 12-17-2016

THIS INSTRUMENT PREPARED BY
Solomon \ Parks Title & Escrow, LLC
8119 Isabella Lane, Suite 105
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Justin T. Smith and Ann M. Gowan-Smith	~~**New Owner**~~ Regions Mtg	**Map\Parcel: 090-15-0-055.00**
467 Annex Avenue	2050 Parkway Office Dr	
Nashville, TN 37209	Birmingham, AL 35244	

FOR AND IN 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 ACKNOWLEDGE, WE,

Michael Schultz (also known as Michael Frederic Schultz), unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Justin T. Smith, and wife, Ann M. Gowan-Smith

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 of Lot No. 282 and all of Lot No. 284 on the Plan of Charlotte Park, Section Eleven, of record in Plat Book 2900, pages 79 and 80, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 282 fronts 51 feet on the Northwesterly margin of Annex Avenue and extends back between parallel lines, 150 feet to a line in the rear, measuring 73 feet thereon.

Said Lot No. 284 fronts 73 feet on the Westerly margin of Annex Avenue and extends back between parallel lines 150 feet to a line in the rear, measuring 73 feet thereon.

Being the same property conveyed to Michael Schultz (also known as Michael Frederic Schultz) by Quitclaim Deed from Melissa N. Vangyija (formerly known as Melissa Nicole Schultz) of record at Instrument No. 20100413-0027842, dated April 01, 2010 and recorded on April 13, 2010, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantees. Subsequent taxes are assumed by Grantees; including Rollback taxes, if any.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved **(X)** unimproved **( )** property known as 467 Annex 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 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 26th day of July, 2013.

Michael Schultz aka Michael Frederic Schultz
by Keith H. Solomon His Attorney In Fact

STATE OF TENNESSE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Keith H. Solomon**, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she/he executed the within instrument on behalf **Keith H. Solomon** for the purposes therein contained, and who further proved to me that he is the **Attorney-in-Fact for Michael Schultz aka Michael Frederic Schultz**, and is authorized by him to execute this instrument on his behalf.

This the 26th day of July, 2013.

My Commission Expires:_____

NOTARY PUBLIC

MARILYN RANDOLPH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

MY COMMISSION EXPIRES: DECEMBER 17, 2016

File #: **313061MG**
RECORD & RETURN TO:
Solomon \ Parks Title & Escrow, LLC
8119 ISABELLA LANE, SUITE 105
BRENTWOOD, TN 37027