BILL GARRETT, Davidson County
Trans:T20130081041 DEEDWARR
Recvd: 09/18/13 15:45 3 pgs
Fees:18.00 Taxes:240.50

20130918-0098527

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $65,000.00

Affiant

Subscribed and sworn to before me, this 20th day of August, 2013.

Notary Public
My commission expires: 7-3-17

STEVEN [illegible] STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires July 3, 2017

02-1308-48653

Address of New Owner:	Send Tax Bills to:	Tax Information
David Schmutz 661 Hunters Trl Nashville TN 37209	NEW OWNER	101-00-0-186.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Norman W. Koon and wife, Maria V. Koon, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to David Schmutz, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

SEE ATTACHED EXHIBIT "A"

Being the same property conveyed to Norman W. Koon and wife, Maria V. Koon by deed from Big Dog Properties, Inc., dated December 29, 2006, recorded January 4, 2007, of record in Instrument No. 20070104-0001814, Register's Office for Davidson County, Tennessee.

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 property is unimproved property known as 661 Hunters Trl, 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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 21st day of August, 2013.

Norman W. Koon

Maria V. Koon

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Norman W. Koon and Maria V. Koon, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 21st day of August, 2013.

Notary Public
State of Tennessee at Large

My Commission expires 10/18/16

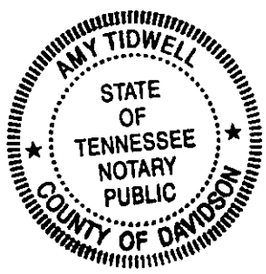


EXHIBIT A

Land in Davidson County, Tennessee described as follows:

Beginning at a fence post in the southerly line of Felix C. Langly, as recorded in Deed Book 3163, page 117, R.O.D.C.T., and being the northwesterly corner of the Mike Campbell tract as recorded in Deed Book 7420, page 301, R.O.D.C.T.; thence, with said Felix C. Langly's southerly line South 66 deg. 54' 16" East, 189.33 feet to an iron pin at a 30 inch elm; thence with the southerly line of Mike Campbell, as recorded in Deed Book 5735, page 382, R.O.D.C.T., North 89 deg. 23' 18" East, 128.27 feet to a point; thence, severing the Mike Campbell tract, as recorded in Deed Book 7420, page 301, R.O.D.C.T., South 52 deg. 48' 13" East, 66.58 feet to a point; thence, South 13 deg. 42' 39" West, passing an iron pin set at 537.81 feet, in all 562.81 feet to a point in the centerline of a private road; thence, with the said private road centerline, the following calls: North 76 deg. 17' 21" West, 50.07 feet to a point; thence along the arc of a curve to the right, having a radius of 200.00 feet, a central angle of 33 deg. 07' 18", a chord bearing and distance of North 59 deg. 43' 42" West, 114.01 feet to a point; thence, North 43 deg. 10' 02" West, 409.40 feet to a point in the easterly line of W.H. Stringfellow, as recorded in Deed Book 41, page 194, R.O.D.C.T.; thence, leaving the aforesaid private road with said easterly line of W.H. Stringfellow, North 35 deg. 05' 31" East, passing an iron pin set at 25.53 feet, in all 356.84 feet to the point of beginning and containing 5.00 acres more or less.

Being the same property conveyed to Norman W. Koon and wife, Maria V. Koon by Deed from Big Dog Properties, Inc. of record at Instrument No. 20070104-0001814, Register's Office for Davidson County, Tennessee, dated December 29, 2007 and recorded on January 4, 2007.