BILL GARRETT, Davidson County
Trans:T20130081969 DEEDWARR
Recvd: 09/23/13 09:11 4 pgs
Fees:23.00 Taxes:214.60
20130923-0099563

Prepared By & Return To:
Clarity Title, LLC
100 Hazel Path, Suite C
Hendersonville, TN 37075
13-8033

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $58,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 13 DAY OF Sept., 2013.

Notary Public

Commission Expiration 4/4/2014

DEANNA GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

ADDRESS OF NEW OWNER:
Jeffrey Scott Schramm
4121 Knipfer Road
Joelton, TN 37080

SEND TAX BILLS TO:
Jeffrey Scott Schramm
4121 Knipfer Road
Joelton, TN 37080

MAP-PARCEL:
02900000700

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Michael W. Thomas, married

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jeffrey Scott Schramm, unmarried

HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SEE EXHIBIT "A" ATTACHED HERETO

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as 0 Knipfer Road, Joelton, Davidson County, TN 37080.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 our hands this 13 day of Sept., 2013.

Michael W. Thomas

STATE OF TN.
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Michael W. Thomas,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, TN this 13 day of September, 2013.

Notary Public

Commission Expiration: 4/4/2014

DEANNA GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

LEGAL DESCRIPTION
EXHIBIT "A"

Land in Davidson County, Tennessee, being in the 14th Civil District of Davidson County, Tennessee, being more particularly described as per that certain survey by Steven E. Artz, Tennessee License No. 1708 d/b/a Steven E. Artz and Associates, Inc. 514, South Brown Street, Suite 600 Springfield, Tennessee 37172, dated August 3, 1999, as follows:

Beginning at an iron pin (new) in the westerly margin of Knipfer Road, in the northerly boundary of a tract of land which belongs to Nestler W. Bernard, having a deed reference in Deed Book 3913, Page 621, Register's Office for Davidson County, Tennessee, the most easterly southwest corner of this tract and continuing as follows: S 88 deg. 38'51" W, 269.10 feet to a pipe (old) the northwest corner of said tract of land which belongs to Nestler W. Bernard, thence S 00 deg. 37'09" E 127.21 feet to an iron stake (old) the southwest corner of said tract of land which belongs to Nestler W. Bernard, the northwest corner of a tract of land which belongs to Paul Arrington, having a deed reference in Deed Book 3035, page 393, Register's Office for Davidson County, Tennessee, the northeast corner of Tract 2, this survey; thence S 88 deg. 37'41" W 621.41 feet to an iron pin (new) in the easterly boundary of a tract of land which belongs to Jimmy W. Randall, having a deed reference in Deed Book 10056, page 476, Register's Office for Davidson County, Tennessee, the northwest corner of Tract 2, this survey, thence, N 00 deg. 53'34" E 574.31 feet to an iron pin (new), in the easterly boundary of said land which belongs to Jimmy E. Randall, the southwest corner of a tract of land which belongs to Carl H. Tinsley, having a deed reference in Deed Book 10276, Page 807, Register's office for Davidson County, Tennessee; thence N 87 deg. 54'15" E, passing a common corner of said tract of land which belongs to Carl H. Tinsley and a corner of a second tract of land which belongs to Carl H. Tinsley and continuing in all 606.60 feet to a pipe (old) in the southerly boundary of said second mentioned tract of land which belongs to Carl H. Tinsley, the northwest corner of a tract of land which belongs to Jeffrey L. Cato, having a deed reference in Deed Book 5083, page 394, Register's Office for Davidson County, Tennessee, thence S 00 deg. 36'35" E, passing a common corner of said tract which belongs to Jeffrey L. Cato and a tract of land which belongs to Troy Cook, having a deed reference in Deed Book 10292, Page 923, Register's Office for Davidson County, Tennessee, and continuing on passing a common corner of said tract of land which belongs to Troy Cook and a second tract of land which belongs to Troy Cook and continuing in all MWT

Exhibit A continued

434.84 feet to a pipe (old), the southwest corner of said second mentioned tract of land which belongs to Troy Cook; thence, N 88 deg. 38'51" E 270.51 feet to an iron pin (new) in the westerly margin of Knipfer Road, in the southerly boundary of said second mentioned tract of land which belongs to Troy Cook; thence, with the westerly margin of Knipfer Road, running 25 feet parallel to the center of said road, S 03 deg. 46'49" W, 19.18 feet to the point of beginning, containing 8.27 acres, more or less, as surveyed by Steven E. Artz, Tennessee License No. 1708, d/b/a Steven E. Artz and Associates, Inc., 514 South Brown Street, Suite 600, Springfield, Tennessee 37172, August 2, 1999; being Map and Parcel No. 29-7.00, on the Maps of the Assessor of Property for Davidson County, Tennessee. This description was obtained from the previous deed of record.

Being the same property conveyed to Michael W. Thomas on 08/20/2008 from M. Lane Thomas, filed for record on 08/22/2008 in Instrument No. 20080822-0086933, Register's Office for Davidson County, Tennessee.

MWT