G#25862-2

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/11/14 15:05 3 pgs
Fees:18.00 Taxes:925.00
20140411-0030729

State of Tennessee)
County of Williamson)

The actual consideration or value, whichever is greater, for this transfer is **$250,000.00**.

Affiant

Subscribed and sworn to before me, this the 8th day of April, 2014.

Notary Public

My commission expires: 6.26.16
(AFFIX SEAL)

RYAN A. RAFOTH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
David Schmutz and Misti Schmutz	**"New Owners"**	**09115030000**
841 West Hillwood Drive		
Nashville, TN 37205		

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

Suzanne Kornguth, unmarried

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

David Schmutz and Misti Schmutz, husband and wife

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 Lot No. 807 of Block 36 on the Map of Charlotte Park Company's First Addition, as of record in Book 57, Page 103, Register's Office for Davidson County, Tennessee.

SAID Lot No. 807 fronts 50 feet on the northerly side of Dakota, formerly Fourth Avenue, and runs back between parallel lines 150 feet to an alley.

BEING the same property conveyed to James A. Kirtland, by Warranty Deed dated November 24, 1972, from Dixie P. Crowell and wife, Lucille Crowell, of record in Book 4658, Page 256, Register's Office for Davidson County, Tennessee. The said James A. Kirtland died on February 28, 2009, leaving a Last

Will and Testament of James Andrew Kirtland dated April 6th, 2006, which was admitted to Probate in the Probate Court of Davidson County, Tennessee, under Docket No. 09P-504 (the "Will"). Pursuant to the provisions of the said Will, the property is devised to Suzanne Kornguth. The Will also named Suzanne Kornguth as Executrix. In accordance with the provisions of the Will, the said property was further conveyed to Suzanne Kornguth by Executor's Quitclaim Deed dated June 1, 2010, from Suzanne Kornguth, Executor, of record in Instrument No. 20100607-0043828, said Register's Office.

NO BOUNDARY SURVEY WAS MADE AT THE TIME OF THIS CONVEYANCE, WITH THE LEGAL DESCRIPTION BEING THE SAME AS THE PREVIOUS DEEDS OF RECORD.

THE conveyance of the above described parcel of land is subject to the following:

1) All matters shown on the Plan of record in Book 57, Page 103, Register's Office for Davidson County, Tennessee; and,

2) Taxes for the current year which have been prorated and assumed by the Grantees herein and subsequent years, not yet due and payable.

This is improved property, known as: **4906 Dakota 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 **8th** day of **April, 2014.**

Suzanne Kornguth

Suzanne Kornguth

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Suzanne Kornguth, unmarried,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **8th** day of **April, 2014.**

Notary Public

My Commission Expires: 2/13/17

JOHN T. COCA
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I, Dora Mobley, 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 TN

County of Williamson

Personally appeared before me, Ryan A. Rafoth, a notary public for this county and state, Dora Mobley 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: 06-26-16

Notary' Seal (if on paper)

