AFTER RECORDING PLEASE RETURN TO:
Lawyer's Escrow Service Inc.
3021 Richard Jones Rd., Suite 220
Nashville, TN 37215

SHANNON PHILBIN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN. My Commission Expires JULY 6, 2015

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $562,000.00.

Affiant

Subscribed and sworn to before me, this the 25th day of April, 2014.

Notary Public

My commission expires: 7-6-15

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Frank and Janice Haraf	**NEW OWNER**	**10211002800**
841 West Hillwood Drive	3853 Holston Cemetery Rd	
Nashville, TN 37205	Louisville, TN 37777	

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

David C. Schmutz and Misti W. Schmutz, husband and wife

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

Frank Haraf and wife, Janice Haraf

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 184 on the Plan of Horton Heights, Section B of record in Plat Book 2133, Page 70, 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 David C. Schmutz and Misti W. Schmutz by deed from Steven W. Tveit and Tracy S. Tveit, husband and wife of record in Instrument No. 20050308-0025476 Register's Office for Davidson County, Tennessee, dated 2/28/2005 and recorded on 3/8/2005.

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (__X__) unimproved (____) property known as 841 West Hillwood Drive, Nashville, TN 37205.

BILL GARRETT, Davidson County
Trans:T20140028597 DEEDWARR
Recvd: 04/28/14 09:34 2 pgs
Fees:13.00 Taxes:2079.40
20140428-0035241

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 HANDS EFFECTIVE AS OF April 25, 2014:

David C. Schmutz

Misti W. Schmutz

STATE OF TENNESSEE)
)
COUNTY OF Williamson
)

INDIVIDUAL ACKNOWLEDGEMENT

Personally appeared before me, a Notary Public of said County and State, David C. Schmutz and Misti W. Schmutz, the within named Grantor(s), 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, at office, this the 25th day of April, 2014.

My Commission Expires: 6-26-16

Notary Public

20141057R

RYAN A. RAFOTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY