File Box 8

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140035155 DEEDWARR
Recvd: 05/20/14 14:08 2 pgs
Fees:13.00 Taxes:407.00
20140520-0043394

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-24-2017

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $110,000.00.

Affiant

Subscribed and sworn to before me this 16th day of May, 2014

Notary Public
My Commission expires: _____
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Gary H. Schalmo	XXXXX FARMINGTON MORTGAGE	094-01-0-242.00
906 S 13th Street	2002 RICHARD JONES RD., #300-A	
Nashville, TN 37206	NASHVILLE, TN 37215	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Mickey Mackay Tinsley and Micheal C. Tinsley**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Gary H. Schalmo**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 21 on the plan of Mabelle Subdivision, of record in Book 547, page 139, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 21 fronts 49.5 feet on the west side of South 13th Street, and runs back between lines 134.3 feet on the NOrth line and 132 feet on the South line to an alley on which it measures 49.7 feet.

Being the same property conveyed to Mickey McKay Tinsley, by deed from Harry C. Tinsley, Jr., on June 23, 1993, of record in Book 8991, page 422, Register's Office for Davidson County, Tennessee. And further conveyed to Mickey MacKay Tinsley and Michael C. Tinsley, as joint tenants with right of survivorship by Quitclaim Deed dated May 9, 2011 and being of record in Instrument Number 20120221-0014783, said Register's Office.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 547, page 139, Register's Office Davidson County, Tennessee.

This is improved property known as: **906 S 13th Street, Nashville, TN 37206**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 May 16, 2014.

Mickey Mackay Tinsley
Mickey Mackay Tinsley

Michael C. Tinsley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Mickey Mackay Tinsley and Micheal C. Tinsley** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this May 16, 2014

My commission expires 7/6/15

Notary Public

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY