WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140038063 DEEDWARR
Recvd: 05/02/14 09:04 2 pgs
Fees:13.00 Taxes:593.85

20140602-0046935

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF MAY, 2014.

Notary Public

MY COMMISSION EXPIRES: 6-1-15
(AFFIX SEAL)

DEBORAH L. BISSELL
STATE OF TENNESSEE NOTARY PUBLIC
PERRY COUNTY
My Commission Expires June 1, 2015

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, LLC, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Linda Malone	Linda Malone	173-09-A 501.00 CO
(NAME)	(NAME)	
8726 Gauphin Place	8726 Gauphin Place	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville, TN 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Meghan Leigh Schmidt**, single woman, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Linda Malone**, 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. 413 on the Plan of Lenox Village, Phase 7, of record as Instrument No. 20051028-0130418, in the Register's Office for Davidson County, Tennessee, to which plan reference is made for more complete and accurate description.

Being the same property conveyed to Meghan Leigh Schmidt by Warranty Deed from Jamin Wentworth and Lindsay Wentworth, husband and wife, dated April 20, 2012, of record in Instrument No. 20120426-0035857, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2014, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Instrument No. 20051028-0130418; Restrictions of record in Instrument No. 20020315-0032825, Instrument No. 20020315-0032826, Instrument No. 20060321-0032382 and Instrument No. 20060321-0032383; Charter of record in Instrument No. 20020412-0045831; Easement for sanitary sewers and/or storm drainage of record in Instrument No. 20010918-0100849 and Instrument No. 20010918-0100851; Easement to Comcast of record in Instrument No. 20130916-0097049, and Stormwater detention agreement of record in Instrument No. 20020408-0042676 and Instrument No. 20041229-0154223, all matters of recordin in the Register's Office for Davidson County, Tennessee

unimproved ☐

This is improved ☒ property, known as 8726 Gauphin Place, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with 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 hand this 29th day of May, 2014.

Meghan Leigh Schmidt

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Meghan Leigh Schmidt, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 29th day of May, 2014.

Notary Public

My Commission Expires:

VALERIE L. KANE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires June 4, 2017