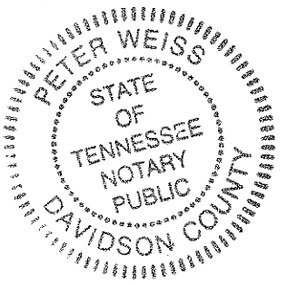
14-08-016

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of September, 2014.

Notary Public

MY COMMISSION EXPIRES: 7/2/18

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Greenvue Title & Escrow, LLC, 2207 Crestmoor Road, Suite 101, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
David Ufnar	FRANKLIN SYNERGY BANK	146-16-0-190.00
(NAME)	(NAME)	
5128 Stallworth Dr.	722 Columbia Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220	Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Christian M. Schimd, married, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto David Ufnar and Jennifer A. Ufnar, 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. 165, on the Plan of Brentwood Hall, Section VI, as shown by plat appearing of record in Plat Book 2331, Page 20, Registers Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to CHRISTIAN M. SCHMID, by deed from ROSSLYN N. BEARD, AN UNMARRIED WOMAN, of record as Instrument No. 20131205-0123924, dated November 25, 2013, said Register's Office.

This property is not now, nor ever has been the primary or marital residence of the Grantor and has been use strictly as investment property.

unimproved ☐

This is improved ☑ property, known as 5128 Stallworth Dr., Nashville, TN 37220

(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. This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

Davidson County DEEDWARR
Recvd: 09/05/14 11:25 2 pgs
Fees:13.00 Taxes:1147.00
20140905-0081451

Witness my hand this 4th day of September, 2014.

Christian M. Schmid

STATE OF TENNESSEE

COUNTY OF Davidson

On this 4th day of September, 2014, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Christian M. Schmid**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
1-6-15

Notary Public,

JACQUELINE G. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Jacqueline G. Brown
My Commission Expires
January 6, 2015
STATE OF TENNESSEE

I, the undersigned, 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.

DEBRA SARGENT

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state DEBRA SARGENT who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/2/18

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC
LEE FILES KENNEDY
COUNTY OF DAVIDSON