WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $289,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF SEPTEMBER, 2014.

Notary Public

MY COMMISSION EXPIRES: 3-9-16
(AFFIX SEAL)

JONATHAN TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON CO.

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 165 Indian Lake Blvd., Ste. 106
Hendersonville, Tennessee 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sara Marie Schmidt	Highlands Residential Mortgage	087020A02700CO
(NAME)	(NAME)	
344 Landings Way	12001 North Central Expressway, #750	
(ADDRESS)	(ADDRESS)	
Mount Juliet, TN 37122	Dallas, TX 75243	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20141408

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, PATRICK KILLEEN, A MARRIED MAN**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **SARA MARIE SCHMIDT AND DANE SAMUEL SCHMIDT, WIFE AND HUSBAND**, 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 ~~Wilson~~ County, Tennessee, being Lot No. 53, Plan of Cobblestone Landing Phase 1 Subdivision, as shown by Plat of record in Instrument No. 20050822-0099471, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Patrick Killeen, a married man by Special Warranty Deed from Federal Home Loan Corporation dated March 26, 2012, of record in Instrument No. 20120515-0041797, Register's Office for Davidson County, Tennessee.

This Conveyance is made subject to restrictive covenants of record as Instrument No. 20050829-0103476 and Instrument No. 20101029-0086759, said Register's Office; easements and set back lines as set forth on the above plan of record; and taxes for the current year, which have been prorated.

unimproved ☐

This is improved ☒ property, known as 344 Landings Way, Mount Juliet, TN 37122

(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 I do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness our hand this 9th day of September, 2014.

Patrick Killeen

Cynthia Killeen

BILL GARRETT, Davidson County
Trans:T20140067712 DEEDWARR
Recvd: 09/11/14 10:09 2 pgs
Fees:13.00 Taxes:1072.63
20140911-0083235

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Patrick Killeen and Cynthia Killeen, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 9th day of September, 2014.

Commission expires: 4/19/17

MELISSA D. ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Melissa D. Rogers

Notary Public