WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140072765 DEEDWARR
Recvd: 09/29/14 10:34 2 pgs
Fees:13.00 Taxes:873.20
20140929-0089301

DEBORAH K. DEVINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires October 18, 2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$238,000.00~~ 236,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF SEPTEMBER, 2014.

Notary Public

MY COMMISSION EXPIRES: 10-18-16
(AFFIX SEAL)

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
Vince & Kelley Schmidt	Magna Bank	161-10-0-B-029.00 CO
(NAME)	(NAME)	
605 Village Trace Court	6525 Quail Hollow Rd #300	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Memphis, TN 38120	
(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, We, **Highpoint Limited LLC**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kelley A. Schmidt and Vincent C. Schmidt, wife and husband, as tenants by the entirety**, 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. 220 on the plan of PHASE FIVE, VILLAGES OF BRENTWOOD, as shown by plat of record in Book 6900, page 896, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Highpoint Limited LLC, by Warranty Deed from Ruth H. Long, dated March 11, 2014, of record in Instrument No. 20140314-0021339, 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 Plat Book 6900, page 896; restrictions of record in Book 6143, page 11; Book 6393, page 495 and Book 7834, page 676; Articles of Incorporation/ Charter of record in Book 6158, page 352; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 605 Village Trace Court, 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 26th day of September, 2014.

Highpoint Limited LLC

By: Bryan D. Spicer
Its: Authorized Representative

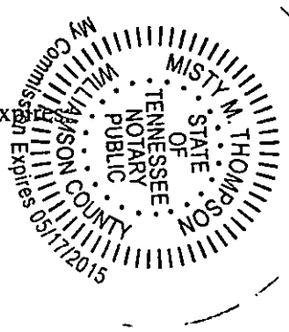
STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Bryan D. Spicer, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who upon this oath acknowledged himself to be the Authorized Representative of Highpoint Limited LLC, the within named bargainor, and that he as such Authorized Representative being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Highpoint Limited LLC by Bryan D. Spicer as such Authorized Representative.

Witness my hand and official seal, at Office in Franklin, Tennessee, this 26th day of September, 2014.

Notary Public

My Commission Expires



Return to:
REALTY Title & Escrow Co, Inc.
206 A Cool Springs BLVD #106
Franklin, TN 37067