Return to:
Belle Meade Title & Escrow Company
109 Kenner Avenue, Suite 201
Nashville, TN 37205
Box #

BILL GARRETT, Davidson County
Trans:T20140085426 DEEDWARR
Recvd: 11/12/14 15:23 2 pgs
Fees:13.00 Taxes:1110.00
20141112-0104539

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS
Hans P. Schmidt and Tomianne M. Schmidt 1424 Ordway Place Nashville, TN 37206	NATIONS LENDING CORP. 4 SUMMIT PARK DR. SUITE 200 INDEPENDENCE, OH 44131	08309030600
This instrument prepared by: Robert J. Notestine III, Attorney at Law, 109 Kenner Avenue, Suite 201, Nashville, TN 37205.		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Linda D. Massey* (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto Hans P. Schmidt and Tomianne M. Schmidt, husband and wife (The "Grantees"), Grantees' heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

* UNMARRIED

Land in Davidson County, Tennessee, being Lot No. 120 on the Plan of the Subdivision of the Lindsley 29 acre tract, of record in Book 57, page 66, Register's Office, for said County.

Said Lot No. 120 fronts 50 feet on the southerly side of Ordway Place, formerly Grove Street, and runs back 128.2 feet on the easterly line and 130.0 feet on the westerly line, to an alley, measuring 50 feet thereon.

Being the same property conveyed to Dennis Denmark by deed from J. A. Carney, Substitute Trustee, of record in Book 787, page 391, said Register's Office for Davidson County, Tennessee. Dennis Denmark a/k/a Dennis Lane Denmark having since died intestate as evidenced by Probate File 06P953, Probate Court, Davidson County, Tennessee. Probate File 06P953 establishes Linda D. Massey as his only heir-at-law.

This is improved real property located at 1424 Ordway Place, Nashville, Tennessee 37206.

This conveyance is subject to the following:

1. Taxes for the year 2015 for Davidson County, Tennessee.
2. Subject to all matters contained in Plat Book 57, page 66, said Register's Office for Davidson County, Tennessee.

(STATE OF TENNESSEE)
(COUNTY OF DAVIDSON)
(
(The actual consideration or value, whichever is greater
(for this transfer is $300,000.00.
(
(
(Subscribed and sworn to before me
(this 7th day of November, 2014.
(
(My Commission Expires: 7-3-17

Kristen Booth
Affiant

Notary Public

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantor does covenant with the said Grantees that the Grantor is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor is further covenant and binds herself, her heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever. Witness my hand this 7th day of November, 2014.

Linda D. Massey

Linda D. Massey

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Linda D. Massey with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, executed the foregoing and who acknowledged that she executed the same the foregoing instrument for the purposes herein contained.

WITNESS my hand and official seal at Nashville, Tennessee this 7th day of November, 2014.

My Commission Expires: Notary Public

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 8, 2017