RETURN TO

Greenvue Title & Escrow, LLC
2207 Crestmoor Road, Suite 101
Nashville, Tennessee 37215

This instrument prepared by & return to:

RETURN TO

Greenvue Title & Escrow, LLC
2207 Crestmoor Road, Suite 101
Nashville, Tennessee 37215

Fearnley, Martin & McDonald, PLLC

25 Century Blvd, Suite 212
Nashville, TN 37214

BILL GARRETT, Davidson County
Trans:T20150013337 DEEDWARR
Recvd: 02/24/15 10:47 2 pgs
Fees:13.00 Taxes:588.30
20150224-0015727

WARRANTY DEED

THIS INDENTURE made and entered into this 12th day of February, 2015, by and between Elceria Skipper and Matthew Skipper, a married couple, party of the first part, and Adam J Schmitt, unmarried, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 10, LANIER PARK, PHASE ONE, AS SHOWN ON PLAT OF RECORD IN INSTRUMENT NO. 20021022-0129511, N THE REGISTER'S OFFICE DAVISON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

Being all or part of the same property conveyed to Elceria Smith by virtue of that certain Warranty Deed dated July 21, 2006, at Instrument No. 20060725-0089670 in the Register's Office of Davidson County, Tennessee. Elceria Smith having since married, is now known as Elceria Skipper.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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, except for year 2015 Davidson County real property taxes, being a lien not yet due and payable and restrictions of record at Instrument No.'s 20021022-0129511, 20020619-0074290, 20070813-0096820, 20060615-0071685, and 20060615-0071684; 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 GRANTEE(S), his heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Elceria Skipper
Elceria Skipper

Matthew Skipper by Elceria Skipper
Matthew Skipper by Elceria Skipper,
Attorney In Fact attorney in fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Elceria Skipper, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 12th day of February, 2015.

Gail Hudson
Notary Public

My Commission Expires: 1-23-16

GAIL HUDSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-23-2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me personally appeared Elceria Skipper, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument as Attorney-in-Fact in behalf of Matthew Skipper and acknowledged that she executed the same as the free act and deed of the said Matthew Skipper.

WITNESS my hand and official seal at office this 12th day of February, 2015.

Gail Hudson
Notary Public

My Commission Expires: 1.23.16

GAIL HUDSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-23-2016

Property Owner & Address: Adam J Schmitt

Tax Parcel No 043140B010000CO

Property Address: 2201 Milan Ct
Madison, TN 37115

MAIL TAX BILLS TO: Navy Federal Credit Union
5550 Heritage Oaks Drive
Pensacola, FL 32526

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $159,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 12th day of February, 2015.

Notary Public

My Commission Expires: 11-3-2015

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY