BILL GARRETT, Davidson County
Trans: T20150030736 DEEDWARR
Recvd: 04/23/15 10:00 3 pgs
Fees: 18.00 Taxes: 788.10
20150423-0036339

STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 8, 2018

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is $213,000.00 (Two Hundred Thirteen Thousand).

AFFIANT

Subscribed to and sworn before me this 15th day of April, 2015.

NOTARY PUBLIC MY COMMISSION EXPIRES:

(NOTARY SEAL)

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Rebecca A. Nergenah and Kenneth W. Sanders 7277 Charlotte Pike, #256 Nashville, TN 37209	SunTrust Mortgage, Inc. 901 Semmes Avenue Richmond, VA 23224	114080C06200CO

WARRANTY DEED

FOR AND IN 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/WE, **RADNER LAW FIRM, P.C. AND HANS C. SCHMIDT, CO-TRUSTEES OF THE WILLIAM T. SCHMIDT REVOCABLE LIVING TRUST,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **REBECCA A. NERGENAH AND KENNETH W. SANDERS, WIFE AND HUSBAND,** HEREINAFTER CALLED THE **GRANTEE(S),** THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

Being Unit 59 on the Plan of West Park Phase Two as established by a Mater Deed for West Park Homeowners Association, Inc., of record as Instrument #20040304-0024541, as amended by First Amendment and Supplement to the Declaration of Covenants, Conditions, and Restrictions and By-Laws for West Park Homeowner's Association, Inc. of record in Instrument #20041221-0151636, on a plan of West Park, Phase Two of record in Instrument #20041112-0136248, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Radner Law Firm, P.C. and Hans C. Schmidt, Co-Trustees of the William T. Schmidt Revocable Living Trust by Order of Muniment of Title, Docket Number 15P-498, Seventh Circuit Court for Davidson County, Tennessee and placed of record in Instrument No. 20150423-0036337, Register's Office for Davidson County, Tennessee.

Previously being the same property conveyed to William Schmidt and spouse, Patricia Schmidt by deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, of record in Instrument #20051205-0145795, Register's Office for Davidson County, Tennessee. Patricia Schmidt having predeceased William T. Schmidt. William T. Schmidt having since died testate and pursuant to the Muniment of Title Probate of his Last Will and Testament and First Codical as Docket No. 15P-498 in the Seventh Circuit Court for Davidson County, Tennessee.

Richard Anderson executes this instrument as Agent and Attorney-in-Fact on behalf of Hans C. Schmidt, Co-Trustee of the William T. Schmidt Revocable Living Trust pursuant to the Power of Attorney recorded in Instrument No. 20150423-0036338, Register's Office for Davidson County, Tennessee.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(**X**) IMPROVED ( ) UNIMPROVED	Property known as: **7277 CHARLOTTE PIKE, #256** **NASHVILLE, TN 37209**

LTSR Number: GTE File: 2015033833

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), their 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, 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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, this _____ day of April, 2015

Radner Law Firm, P.C., Co-Trustee of the William T. Schmidt Revocable Living Trust

BY: _____
David M. Radner, Authorized Representative

STATE OF MICHIGAN)
COUNTY OF OAKLAND)

On this _____ day of April, 2015, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **David M. Radner, Authorized Representative of Radner Law Firm, P.C.**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged itself as Co-Trustee of the William T. Schmidt Revocable Living Trust and in its capacity as such Co-Trustee, acknowledged it executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the _____ day of April, 2015.

_____
Notary Public

Commission Expires: _____

WITNESS, this 15th day of April, 2015

_____
Hans C. Schmidt, Co-Trustee of the William T. Schmidt Revocable Living Trust

BY: _____
Richard Anderson, as his Agent and Attorney-In-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 15th day of April, 2015, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Richard Anderson**, agent and attorney in fact, to me known to be the person who executed the foregoing instrument in behalf of **Hans C. Schmidt, Co-Trustee of the William T. Schmidt Revocable Living Trust** and acknowledged that he executed that same as the free act and deed of the said **Hans C. Schmidt, Co-Trustee.**

WITNESS my hand and official seal this the 15th day of April, 2015.

_____
Notary Public

Commission Expires: _____

JEFFREY M. GRISSIM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires OCT. 18, 2016

LTSR Number:

GTE File: 2015033833

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), their 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, 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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, this 17th day of April, 2015

Radner Law Firm, P.C., Co-Trustee of the William T. Schmidt Revocable Living Trust

BY: _____
David M. Radner, Authorized Representative

GARY W WILSON
Notary Public - Michigan
Oakland County
My Commission Expires Jun 3, 2020
Acting in the County of OAK

STATE OF MICHIGAN)
COUNTY OF OAKLAND)

On this 17th day of April, 2015, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **David M. Radner, Authorized Representative of Radner Law Firm, P.C.**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged itself as Co-Trustee of the William T. Schmidt Revocable Living Trust and in its capacity as such Co-Trustee, acknowledged it executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 17th day of April, 2015.

GARY W WILSON NOTARY PUBLIC OAKLAND COUNTY, MI

_____
Notary Public

Commission Expires: 6-3-2020

WITNESS, this 15th day of April, 2015

_____
Hans C. Schmidt, Co-Trustee of the William T. Schmidt Revocable Living Trust

BY: _____
Richard Anderson, as his Agent and Attorney-In-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 15th day of April, 2015, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Richard Anderson**, agent and attorney in fact, to me known to be the person who executed the foregoing instrument in behalf of **Hans C. Schmidt, Co-Trustee of the William T. Schmidt Revocable Living Trust** and acknowledged that he executed that same as the free act and deed of the said **Hans C. Schmidt, Co-Trustee.**

WITNESS my hand and official seal this the 15th day of April, 2015.

_____
Notary Public

Commission Expires: _____