This Instrument Prepared by:
Diana M. Chan, Associate Counsel
Ascend Federal Credit Union
Post Office Box 1210
Tullahoma, TN 37388

Owner & Tax Liability:
Julian Schmid
1319 Moher Boulevard
Franklin, TN 37069

BILL GARRETT, Davidson County
Trans:T20150033385 DEEDWARRSP
Recvd: 05/01/15 13:17 2 pgs
Fees:13.00 Taxes:407.00
20150501-0039482

Map 119-15, Parcel 44.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, this indenture, made on the 16th day of April, 2015, by and between Ascend Federal Credit Union, whose address is Post Office Box 1210, 520 Airpark Drive, Tullahoma, Tennessee 37388, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto Julian Schmid, a married man, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land described as follows, to wit:

> Land in Nashville, Davidson County, Tennessee, being Lot No. 39 on the Plan of Southlake, Section Two, of record in book 2083, page 84, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description
>
> Being the same property conveyed to Ascend Federal Credit Union by Substitute Trustee's Deed dated November 3, 2014, recorded as Instrument No. 20141105-0102323, Register's Office of Davidson County, Tennessee.
>
> Property address: 3105 Southlake Drive, Nashville, TN 37211.

TO HAVE AND TO HOLD the said real property together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining to Grantee, his heirs and assigns, forever.

GRANTOR further covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said real estate to Grantee, his heirs and assigns, against the lawful claims of all persons claiming through and under Grantor (other than claims arising out of the matters set forth above), but not further or otherwise. 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.

IN WITNESS WHEREOF, the Ascend Federal Credit Union, Tullahoma, Tennessee, has caused this Special Warranty Deed to be executed on this the 10th day of April, 2015.

ASCEND FEDERAL CREDIT UNION

BY: Caren C. Gabriel
CAREN C. GABRIEL, President/CEO

STATE OF TENNESSEE
COUNTY OF COFFEE

Personally appeared before me, the undersigned authority, a Notary Public, Caren C. Gabriel, with whom I am personally acquainted, and who acknowledged herself to be the President/CEO of Ascend Federal Credit Union, and who further acknowledged that she as such President/CEO, being duly authorized so to do, executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Tullahoma, Tennessee, this 10th day of April, 2015.

NOTARY PUBLIC

My Commission Expires:

11/21/18

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $110,006.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

Subscribed and sworn to before me this the 10 day of April, 2015.

Notary Public

My Comm. Exp.: 2-8-16

CARLA R. DILLARD
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENNESSEE