(1)

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$662,000.00**

Affiant

Subscribed and sworn to before me, this 1st day of May, 2015

Notary Public

MY COMMISSION EXPIRES: 03-07-17
(AFFIX SEAL)

GEORGETTE R. KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James R. Schmitz	Regions Bank d/b/a Regions Mortgage	093-06-1E
(NAME)	(NAME)	(MAP)
305 Church St	2050 Parkway Office Circle	305.00-CO
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37201	Brimingham, AL 35244	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Jason Shields, an unmarried man, and Paul T. Dorsa, a married man, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto James R. Schmitz, husband and Michelle Schmitz, wife, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 304 of the Banner Block Condominiums, as established pursuant to all the provisions of the Tennessee "Horizontal Properly Act" as the same is set out in Sections 66-27-101 et seq. of the Tennessee Code Annotated, as amended, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in Master Deed and By-Laws establishing a Horizontal Property Regime of The Banner Block Condominiums, of record as Instrument No. 20050527-0060419, Register's Office for Davidson County, Tennessee, as amended by First Amendment to Master Deed, of record as Instrument No. 20050927-0115946; by Second Amendment to Master Deed, of record as Instrument No. 20060728-0091581, Register's Office for Davidson County, Tennessee; by Third Amendment to Master Deed, of record as Instrument No. 20060731-0092812, Register's Office for Davidson County, Tennessee; by Fourth Amendment to Master Deed, of record as Instrument No. 20060907-0110529, Register's Office for Davidson County, Tennessee; and by Fifth Amendment to Master Deed, of record as Instrument No. 20061013-0127441, Register's Office for Davidson County, Tennessee, such Fifth Amendment being re-recorded as Instrument No. 20061027-0133858, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jason Shields and Paul T. Dorsa, as equal tenants in common by General Warranty deed from 3rd & Church, LLC, a Tennessee limited liability company of record in Instrument No. 20061205-0149747 Register's Office for Davidson County, Tennessee.

The herein named property is not now, nor has it ever been, the primary principal residence of the herein named Grantor, nor his spouse

BILL GARRETT, Davidson County
Trans:T20150033972 DEEDWARR
Recvd: 05/04/15 13:54 2 pgs
Fees:13.00 Taxes:2449.40
20150504-0040218

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 305 Church St, Nashville, Tennessee 37201

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/our hand(s) this 1st day of May, 2015.

Jason Shields

Paul T. Dorsa

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Jason Shields and Paul T. Dorsa, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 1st day of May, 2015.

Notary Public

My Commission Expires: 7/6/2015

John M. Wells
State of Tennessee Notary Public
Davidson County