THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 15043721**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: ~~$349,000.00~~ Re 342,100.00 Affiant Subscribed and sworn to before me, this 30th day of April, 2015. Notary Public My Commission Expires:

BILL GARRETT, Davidson County
Trans:T20150037151 DEEDWARR
Recvd: 05/13/15 12:43 2 pgs
Fees:13.00 Taxes:1265.77
20150513-0043926

WILLIAM T. CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Reid Andrew Hill 1809 SHACKLEFORD RD Nashville TN 37215-3525	New Owner	Tax Parcel ID No. 13103014700

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Lauren J. Schmitzer n/k/a Lauren S. Obersteadt, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Reid Andrew Hill, an unmarried man** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in the 7th, formerly 11th Civil District of Davidson County, being the Easterly 6 feet of Lot No. 39 and the Westerly 69 feet of Lot No. 40 on the preliminary plan of a proposed subdivision of Lots Nos. 7 and 8 in the subdivision of Lot No. 2 of the Andrew Castleman Lands, described according to a survey made by Hal R. Swann, Jr., surveyor, February 6, 1954 as follows:

Beginning at a point in the Southerly margin of Shackleford Road at a point 166 feet more or less Westerly from a subdivision line; thence Southerly 122 feet, more or less to a point in a fence; thence Westerly 75 feet to a point in said fence; thence Northerly 137.9 feet, more or less, to a point in the Southerly margin of Shackleford Road; thence Easterly along the margin of the same, 75.5 feet to the point of beginning.

Being the same property conveyed by Warranty Deed from Nancy T. Skinner, an unmarried person to Lauren J. Schmitzer as recorded on the 1st day of October, 2004 in Instrument No. 20041001-0118766; Quitclaim Deed from Lauren J. Schmitzer, unmarried to Lauren J. Schmitzer and Marian Juerges Mahon, as joint tenants with right of survivorship as recorded on the 1st day of October, 2004 in Instrument No. 20041001-0118768 and Quitclaim Deed from Marian Juerges Mahon to Lauren J. Schmitzer, An Unmarried Person as recorded on the 27th day of September, 2010 in Instrument No. 20100927-0076853, in the Register's Office of Davidson County, Tennessee.

Grant T. Obersteadt joins in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

This is improved property located at 1809 SHACKLEFORD RD Nashville TN 37215-3525

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

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of April, 2015.

Lauren J. Schmitzer n/k/a Lauren S. Obersteadt

Grant T. Obersteadt

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Lauren J. Schmitzer n/k/a Lauren S. Obersteadt and Grant T. Obersteadt, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of April, 2015.

Notary Public

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 10, 2018