THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, ATTORNEY AT LAW
12 Cadillac Drive, Ste. 450
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans:T20150045491 DEEDWARR
Recvd: 06/09/15 15:38 2 pgs
Fees:13.00 Taxes:592.00
20150609-0054351

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Eric R. Schmidt 7899 Rainey Drive Antioch, Tennessee 37013	Pinnacle Bank 150 3rd Avenue South, Suite 900 Nashville, Tennessee 37201	182 06 0A 033.00

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **JESSE L. COX AND WIFE, RACHEL N. COX**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **ERIC R. SCHMIDT, UNMARRIED**, hereinafter called the Grantee, his heirs and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Being all of Lot No. 33, Old Hickory Hills, Section One, according to plat and survey of same appearing of record in Instrument No. 200110230115382, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Jesse L. Cox and Rachel N. Cox, husband and wife, by Warranty Deed from Melissa C. Davis f/k/a Melissa D. Clontz and husband, Jeremiah Davis, of record on 11/16/2011, at Instrument No. 20101116-0091636, Davidson County Register of Deeds.

This is improved property known as **7899 Rainey Drive, Antioch, Tennessee 37013** .

This conveyance is subject to any and all visible easements, relevant easements of record, covenants, conditions, restrictions, master deeds, by-laws, and the like of record, applicable government and zoning regulations, and all other matters of record or of law.

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, forever. GRANTOR covenants with said GRANTEE 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 set out herein. We do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 our hands this **4th** day of **June, 2015**:

Jesse L. Cox
Jesse L. Cox

Rachel N. Cox
Rachel N. Cox

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **JESSE L. COX AND RACHEL N. COX**, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained. Witness my hand and official seal, this 4th day of June, 2015:

W. AARON FORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Notary Public

My Commission Expires: 5/23/18

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $160,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 4th DAY OF JUNE, 2015:

Notary Public

My Commission Expires: 7-16-18

AMY FREDRICKSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON