THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 15064351** BILL GARRETT, Davidson County Trans:T20150053369 DEEDWARR Recvd: 07/02/15 09:15 2 pgs Fees:13.00 Taxes:1553.72 20150702-0064034	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $419,925.00. Affiant Subscribed and sworn to before me, this 30th day of June, 2015. Notary Public My Commission Expires: TARA STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 10, 2018

WARRANTY DEED

Address New Owner: Kenneth Stone III and Robert Schmitt, Jr. 1038 A SCOVEL ST Nashville TN 37208	Send Tax Bills To: NEW OWNER	Tax Information: Tax Parcel ID No. 081160F00100.CO

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, **Trust Development, LLC, a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kenneth Stone III, unmarried and Robert Schmitt, Jr., and Lauren Schmitt, husband and wife as joint tenants with right of survivorship**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit 1038A as shown on Plat attached as Exhibit A to the Declaration of Covenants, Conditions and Restrictions for 1038 Scovel Street Brownstones, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20140318-0022278, amended in Instrument No. 20150609-0054073, in the Register's Office for Davidson County, Tennessee, which Plan reference is hereby made for a more complete description of the property.

Being part of the same property conveyed by Quitclaim Deed from Jim Creason, unmarried to Trust Development LLC, a Tennessee Limited Liability Company, as recorded on the 14th day of March, 2014 in Instrument No. 201403014-0021385 and part of Warranty Deed from Johnny Burroughs and wife, Linda Burroughs to Jim Creason, as recorded on the 10th day of March, 2006 in Instrument No. 20060310-0027995, in the Register's Office of Davidson County, Tennessee.

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. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat recorded in Plat Book 21, Page(s) 23, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or

national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

Covenants, Conditions and Restrictions as set forth in Declaration of Covenants, Conditions and Restrictions for 1038 Scovel Street Brownstones A Horizontal Property Regime with Private Elements recorded in Instrument No. 20140318-0022278, amended in Instrument No. 20150609-0054073 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

Charter recorded at Instrument No. 20140318-0022279.

Restrictive Covenant for Detached Structure recorded at Instrument No. 20140926-0088645.

This is improved property located at 1038 A SCOVEL ST Nashville TN 37208

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 June, 2015.

Trust Development, LLC

BY: _____
James B Creason, Manager

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, James B Creason, with whom I am personally acquainted, and who upon oath acknowledged himself to be the Manager of Trust Development LLC, a Tennessee limited liability company, the within named bargainor, and that he as such Manager, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as its Manager.

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

_____
Notary Public
My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES
MARCH 25, 2018