AFTER RECORDING PLEASE RETURN TO:
Lawyers Service Inc.
2021 Richard Jones Rd., Suite 220
Nashville, TN 37215

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150057972 DEEDWARR
Recvd: 07/16/15 14:06 2 pgs
Fees:13.00 Taxes:351.50
20150716-0069638

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires May 6, 2019

STATE OF TENNESSEE
COUNTY OF ~~Wilson~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $95,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of July, 2015.

Notary Public

MY COMMISSION EXPIRES: 5-6-19

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Edward Schmidt	CMG Mortgage Inc	108070B12500CO
(NAME)	(NAME)	
401 S Timber Drive	3160 Crow Canyon Rd, Ste 400	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	San Ramon, CA 94583	
(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 considerations, the receipt of which is hereby acknowledged, I, **Jon E. Brown, an unmarried person** , hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Edward Schmidt and Karen Schmidt, husband and wife**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 125 of Timber Lake Condominiums created under Title 66 Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated and as established by a Master Deed of record in Book 6549, page 475, and by instrument of Clarification at Book 6561, page 141, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jon E. Brown, an unmarried person, by Special Warranty Deed from Federal National Mortgage Association aka Fannie Mae, dated 02/15/2006, recorded 02/21/2006 of record in Instrument No. 20060221-0020189, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1) Taxes for 2015 and subsequent years, a lien not yet due and payable; (2) Declaration of Condominium of Timber Lake Condominiums, and all exhibits attached thereto and recorded in Master Deed of record in Book 6549, Page 475; Instrument of Clarification recorded of record in Book 6561, Page 141, as Corrected of record in Book 7153, Page 617; (3) Agreement for Dedication of Easement recorded of record in Book 5856, Page 80; (4) Easement for Television Cable recorded of record in Book 6587, Page 204; (5) Partnership Agreement recorded of record in Book 6561, Page 124, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 401 S Timber Drive, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 hand this 14th day of July, 2015.

Jon E. Brown

State of Tennessee
County of Wilson

Personally appeared before me Jon E. Brown, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 14th day of July, 2015.

Notary Public
My Commission Expires: 8.14.17

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON CO. TN

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122