WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150074626 DEEDWARR
Recvd: 09/02/15 08:09 2 pgs
Fees:13.00 Taxes:2127.50
20150902-0089056

B-VRES-15-2810

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $575,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF AUGUST, 2015.

Notary Public

MY COMMISSION EXPIRES: 3-6-18

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

MARY FRANCES RUDY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER (S)
Joseph A. Kustelski and Anne J. Ortmeier	**First Community Mortgage, Inc.**	
(NAME)	(NAME)	**118-10-8.00**
2810 McNairy Lane	**275 Robert Rose Drive**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	**Murfreesboro, TN 37129**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **CHARLES H. SMITH, JR., MARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **JOSEPH A. KUSTELSKI AND ANNE J. ORTMEIER, HUSBAND AND WIFE,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being the Southerly part of Lot No. 1 and 2 on the Plan of Battlefield Estates, Block "E", Section 2, of record in Book 843, Page 108, Register's Office for said County. Said part of Lots Nos. 1 and 2 front together 70.9 feet on the Easterly side of McNairy Lane and runs back between parallel lines 200 feet to a dead line, measuring 71.4 feet thereon.

Being the same property conveyed to Charles H. Smith, Jr., unmarried by Warranty Deed from Judy B. Jacobs, married, recorded on the 15th day of December, 2004 in Instrument No. 20041215-0149084, in the Register's Office of Davidson County, Tennessee.

The above-described property has never been the marital residence of the grantor herein.

This conveyance is subject to:
- County of Davidson taxes for the year 2015 and subsequent.
- Matters shown on the plat of BATTLEFIELD ESTATES, as recorded in Plat Book 843, Page(s) 108, said Register's Office.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2810 McNairy Lane, Nashville, Tennessee 37204**.

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 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 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 the 28th DAY OF AUGUST, 2015.

Charles H. Smith, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHARLES H. SMITH, JR., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th of August, 2015.

Notary Public
My Commission Expires: 3/6/18
(SEAL)

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212