WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150078428 DEEDWARR
Recvd: 09/15/15 14:51 2 pgs
Fees: 13.00 Taxes: 431.05
20150915-0093646

STATE OF ~~Indiana~~ Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $116,500.00

Affiant

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires NOV. 8, 2017

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of September, 2015.

Notary Public

MY COMMISSION EXPIRES: _____

(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
James Haluska	New Owner	096-14-0-269.00
(NAME)	(NAME)	
1022 S. Harlan Way		
(ADDRESS)	(ADDRESS)	
Lakewood, CO 80226		
(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, we, **Walter D. Schmutz and Wife, Geraldine Schmutz**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **James Haluska, Unmarried**, 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 located in Davidson County, Tennessee, being all of Lot No. 248 on the Plan of Hickory Bend, Section 4, of record in Plat Book 4175, Page 34, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Walter D. Schmutz and wife, Geraldine W. Schmutz by Deed from Land Enterprises, dated 4/25/1972, recorded 4/28/1972 of record in Book 4597, Page 58, in the Register's Office for Davidson County, Tennessee.

All matters shown on the plat of record in Plat Book 4175, Page 34, in the Register's Office for Davidson County, Tennessee.

Covenants, conditions, easements and restrictions recorded of record in Book 4272, Page 832, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

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 3115 Jonesboro 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 our hands this 9th day of September, 2015.

Walter D. Schmutz

Walter D. Schmutz

Geraldine Schmutz

Geraldine Schmutz

State of Indiana
County of Howard

Personally appeared before me Walter D. Schmutz and Geraldine Schmutz, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 9th day of September, 2015.

Dana M Kirby

Notary Public Dana M Kirby
My Commission Expires: 10/19/15

DANA M. KIRBY
Notary Public
SEAL
State of Indiana, County of Tipton
My Commission Expires October 19, 2015

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