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| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**2002 Richard Jones Road, Suite 203A**<br>**Nashville, TN 37215**<br><br>**CRT File No. 15095355**<br><br>BILL GARRETT, Davidson County<br>Trans:T20150089730 DEEDWARR<br>Recvd: 10/21/15 13:11 2 pgs<br>Fees:13.00 Taxes:1813.00<br>20151021-0107110 | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is: $490,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this 20th day of October, 2015.<br><br>Notary Public<br>My Commission Expires: 8/23/2016<br><br>AMANDA VAUGHN Notary Public State of Tennessee DAVIDSON COUNTY |

## WARRANTY DEED

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| Address New Owner:<br>Paul J. Schiminger<br>410 A N 17TH STREET<br>Nashville TN 37206-1968 | Send Tax Bills To:<br>I3 Lending Inc.<br>379 West Uwchlan Ave., 201<br>Downington, PA 19335 | Tax Information:<br>Tax Parcel ID No.<br>08310045700 |

**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, **Steven J. Haruch and Jessica L. Young, Husband and Wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Paul J. Schiminger and Alys R. Schiminger, Husband and Wife**, ("Grantees"), its 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 Lot No. 2 on the Resubdivision (Partition) of the South 10 feet of Lot 184, all of Lots 185, 186 and 187, Map of McEwen Place (of record in Book 332, Page 133, RODC, Tn.), as of record in Instrument 201107250056775, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Steven J. Haruch and Jessica L. Young, husband and wife by Warranty Deed from Jonathan D. Jones and wife, Whitney L. Jones, recorded on the 9th day of January, 2012 in Instrument No. 20120109-0002353, 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 332, Page(s) 133 and Instrument No. 20110725.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. MS-1973

This is improved property located at 410 A N 17TH STREET Nashville TN 37206-1968

**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 20th day of October, 2015.

Steven J. Haruch

Jessica L. Young by Steven J. Haruch, Attorney in Fact
Jessica L. Young by Steven J. Haruch
Attorney in Fact

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Steven J. Haruch with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of October, 2015.

Notary Public

KATE ROSENTHAL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Steven J. Haruch, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-fact for Jessica L. Young, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 20th day of October, 2015.

Notary Public

KATE ROSENTHAL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018