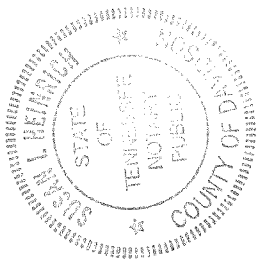
Davidson County DEEDWARR Recvd: 12/21/15 10:56 5 pgs Fees:28.00 Taxes:1914.75 **20151221-0127882**

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $517,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 17 day of Dec, 2015.

Notary Public

MY COMMISSION EXPIRES: 2-10-18

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Series, LLC, 30 Burton Hills, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Robert Alexander Schmid and Elizabeth K. Schmid	Farmington Mortgage, a Division of CapStar Bank	104 11 0 133.00
(NAME)	(NAME)	
1200 Market Street, #211	2002 Richard Jones Road, Suite 300A	
(ADDRESS)	(ADDRESS)	
Reston, VA 20190	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Five Hundred Seventeen Thousand Five Hundred And No/100 Dollars ($517,500.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Robert S. Johnson and Esther C. Johnson, Trustees of the Robert S. Johnson and Esther C. Johnson Trust dated 4/9/2002 and David C. Mitchell and Anna C. Mitchell, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Robert Alexander Schmid and Elizabeth K. Schmid, husband and wife**, hereinafter called the Grantees, their heirs and 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 Lot No. 25 and the Southerly 5 feet to Lot No. 24 on the plan of Bransford Realty Company's Subdivision of the Edgar Jones Home Place, of record in Book 421, Page 7, Register's Office for said County.

Said Lots adjoin and together front 60 feet on the easterly margin of Natchez Trace (formerly 28th Avenue and Compton Road) and extends back between parallel lines a distance of 180 feet to a dead line.

Being the same property conveyed to Robert E. Cuttino, Jr. and Timothy J. Siktberg, both unmarried by Warranty Deed from Mark A. Foster and Arthur D. Foster and wife, Norma G. Foster dated March 13, 1989 and recorded March 14, 1989 in Book 7792, Page 746, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Robert S. Johnson and Esther C. Johnson, Trustees of the Robert S. Johnson and Esther C. Johnson Trust dated 4/9/02, and David Mitchell and Anna Mitchell,

File Number: GRN-154996

husband and wife, Joint Tenants with Full Rights of Survivorship by Warranty Deed from Timothy J. Siktberg dated June 5, 2015 and recorded June 10, 2015 as Instrument No. 20150610-0054741, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 2004 Natchez Trace, Nashville, TN 37212

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, has 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 Grantees, 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 our hands this 17th day of December 2015

Robert S. Johnson and Esther C. Johnson, Trustees
of the Robert S. Johnson and Ester C. Johnson
Trust dated 4/9/2002

BY:_____
Robert S. Johnson

BY:_____
Esther C. Johnson

_____
David C. Mitchell

Anna C Mitchell
_____
Anna C. Mitchell

File Number: GRN-154996

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, Robert S. Johnson and Esther C. Johnson, Trustees of the Robert S. Johnson and Ester C. Johnson Trust dated 4/9/2002 and David C. Mitchell and Anna C. Mitchell, husband and wife, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17th of December, 2015.

Notary Public

My Commission Expires: 9-10-18

(SEAL)

SUSAN L HEINRICH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

File Number: GRN-154996

husband and wife, Joint Tenants with Full Rights of Survivorship by Warranty Deed from Timothy J. Siktberg dated June 5, 2015 and recorded June 10, 2015 as Instrument No. 20150610-0054741, in said Register's Office for Davidson County, Tennessee.

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unimproved ☐
This is improved ☒ property, known as 2004 Natchez Trace, Nashville, TN 37212

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, has 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 Grantees, 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 our hands this 17th day of December 2015

Robert S. Johnson and Esther C. Johnson, Trustees of the Robert S. Johnson and Esther C. Johnson Trust dated 4/9/2002

BY: _____
Robert S. Johnson

BY: _____
Esther C. Johnson

N/A
David C. Mitchell

N/A
Anna C. Mitchell

File Number: GRN-154996

STATE OF ~~TENNESSEE~~ WISCONSIN

COUNTY OF EAU CLAIRE

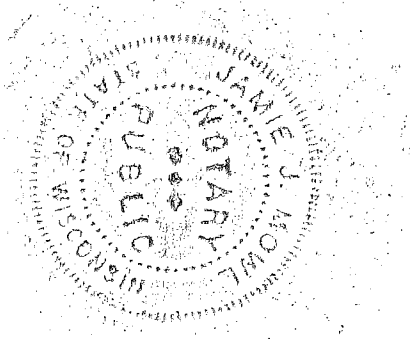
Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, Robert S. Johnson and Esther C. Johnson, Trustees of the Robert S. Johnson and Esther C. Johnson Trust dated 4/9/2002 ~~and David C. Mitchell and Anna C. Mitchell, husband and wife~~, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17th of December, 2015.

Notary Public JAMIE J. MOWL

My ~~Commission~~ Expires: November 26, 2017

(SEAL)



True Copy Certification

I Anita L. Leach, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Anita L. Leach

State of Tennessee/County of Wilson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Anita L. Leach, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Shelly M Smith

Commission Expires 4-24-2018

File Number: GRN-154996