BILL GARRETT, Davidson County
Trans:T20160028639 DEEDWARR
Recvd: 04/08/16 10:13 2 pgs
Fees:13.00 Taxes:1609.50
20160408-0033762

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

Prepared by:
Realty Title & Escrow Company, Inc.
2000 Richard Jones Road Suite 178
Nashville, TN 37215

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $435,000.00.

Affiant

Subscribed and sworn to before me, this 7th day of April, 2016.

Notary Public
My commission expires:

03-1603-38517

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Gary Michael Schimmer	New Owner	115-11-0-102.00
Elizabeth Marchetti Schimmer		
6223 Vosswood Drive		
Nashville TN 37205		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **James Earl Lawson, III, Robert Michael Lawson, and Janine Lawson Winnard, Devisees of the Estate of Mary Agnes Lawson, deceased, and Janine Lawson Winnard, Executrix of the Estate of Mary Agnes Lawson, deceased,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Gary Michael Schimmer and Elizabeth Marchetti Schimmer**, *hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit: *husband and wife

Land in Davidson County, Tennessee, being Lot No. 174, on the Plan of West Meade Farms, Section G, of record in Book 1835, Page 115, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to James Earl Lawson, Jr. and wife, Mary Agnes Lawson by deed from Richard M. Herbert and wife, Helene K. Herbert, dated September 15, 1973, recorded September 19, 1973, of record in Book 4747, Page 588, Register's Office for Davidson County, Tennessee. The said James Earl Lawson, Jr. having since died January 18, 2003, and predeceased Mary Agnes Lawson. The said Mary Agnes Lawson having since died September 28, 2015. The Estate of Mary Agnes Lawson is currently being probated before the Probate Court for Davidson County, Docket No. 15P-2029. The Last Will and Testament of Mary Agnes Lawson devised subject property to James Earl Lawson, III, Robert Michael Lawson, and Janine Lawson Winnard. Janine Lawson Winnard is the Executrix of the Estate of Mary Agnes Lawson, deceased.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 6223 Vosswood Drive, Nashville, TN 37205.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever

defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Janine Lawson Winnard joins in the execution of this instrument for the purposes of conveying the interests of said Estate, if any, in the subject property, and relinquishing any right to recover the subject property in the event of a subsequent insolvency of this Estate,

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 7th day of April, 2016.

James Earl Lawson, III

Robert Michael Lawson

Janine Lawson Winnard, Executrix

Janine Lawson Winnard

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **James Earl Lawson, III, Robert Michael Lawson, and Janine Lawson Winnard** , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 7th day of April, 2016.

State of Tennessee, Notary Public at Large

My Commission expires: 9/26/2018

M. KEVIN HEFFELMAN
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Janine Lawson Winnard, Executrix of the Estate of Mary Agnes Lawson, deceased** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 7th day of April, 2016.

State of Tennessee, Notary Public at Large

My Commission expires: 9/26/2018

M. KEVIN HEFFELMAN
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY, TENN.