THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Dickson
Bankers Title & Escrow Dickson, LLC 214 E. College Street, Ste. B Dickson, TN 37055	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 292,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26 DAY OF April, 2016. Notary Public MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20160034562 DEEDWARR
Recvd: 04/27/16 09:12 2 pgs
Fees:13.00 Taxes:1080.40
20160427-0040863

HEATHER BENNETT STATE OF TENNESSEE NOTARY PUBLIC DICKSON COUNTY My Commission Expires 10-23-2018

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Stewart Holder	Franklin American Mortgage Company	MAP 141110A042.00
7548 Rolling River Parkway	501 Corporate Centre Drive, Suite 400	PARCEL
Nashville, TN 37221	Franklin, Tennessee 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Shawn Schmonsky and wife, Sherri Schmonsky**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Michael Stewart Holder and wife, Hailey Marie Holder**

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. 183 on the Plan of Rolling River Estates, Phase IV, as of record in Book 5200, Page 184 and 185, said Register's Office, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Shawn Schmonsky and Sherri Schmonsky, husband and wife by deed from Barton B. Allen and spouse, Marianne S. Allen, of record in Instrument No. 20060809-0097904, in the Register's Office of Davidson County, Tennessee.

This property is subject to the right of way of Rolling River Parkway.

This property is subject to all matters as shown on a plat of record in Book 5200, Pages 184-185, in the Register's Office of Davidson County, Tennessee.

This property is subject to all restrictions of record in Book 4892, Page 689, amended in Book 5463, Page 238, and By-Laws of record in Book 4892, Page 679, in the Register's Office of Davidson County, Tennessee.

This property is subject to a Charter in favor of Rolling River Estates, Inc. of record in Book 4992, Page 671, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is ( ) UNIMPROVED

(X) IMPROVED PROPERTY known as **7548 Rolling River Parkway, Nashville, TN 37221.**

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, 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 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 _____ hand( ) this the 25th day of April, 2016.

Sherri Schmonsky

Shawn Schmonsky

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Sherri Schmonsky** the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 25th day of April, 2016.

My Commission expires: March 3, 2020

Notary Public

R. L. MOORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Shawn Schmonsky** the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 25th day of April, 2016.

My Commission expires: March 3, 2020

Notary Public

R. L. MOORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE