THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 16047382** BILL GARRETT, Davidson County Trans:T20160051096 DEEDWARR Recvd: 06/16/16 11:33 2 pgs Fees:13.00 Taxes:888.00 20160616-0061089	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $240,000.00. Affiant Subscribed and sworn to before me, this 13th day of June, 2016. Notary Public My Commission Expires:

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 10, 2019

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Sarah Tittman 5025 HILLSBORO RD #19-C Nashville, TN 37215	New Owner	Tax Parcel ID No. 131010D16100CO

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, **Lindsay Taylor Schmidt formerly known as Lindsay Taylor Irvin and Clark Jeremy Schmidt, wife and husband** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Sarah Tittman**, ("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 Unit No. 161, also known as Apartment 19-C, on the Plan of Georgetown Apartment, a Condominium, of record in Book 5200, Page 4, Register's Office for said County, together with a .449% undivided interest in the common elements of 5025 Hillsboro Homeowner's Association, as described in the Master Deed of record in Book 5211, Page 325 as amended in Book 5616, Page 133 and Book 6079, Page 516, said Register's Office to which reference is hereby made for a more complete description.

Being the same property conveyed to Lindsay Taylor Irvin, a unmarried person and Clark Jeremy Schmidt, an unmarried person by Warranty Deed from Wade B. Holmes, married and wife, Emily Holmes, recorded on the 5th day of April, 2012 in Instrument No. 20120405-0029411, 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 2016 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of GEORGETOWN APARTMENTS, as recorded in Plat Book 5200, Page(s) 4.

Charter of Homeowners Association recorded in Book 5233, Page 459.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing 5025 HILLSBORO HOMEOWNER'S ASSOCIATION of record in Book 5211, Page 325, as

amended by instrument(s) of record in Book 5616, Page 133 and Book 6079, Page 516.

Easement for Sanitary Sewer/Storm Drainage, recorded in Book 4308, Page 575.

Easement for Sewer Line, recorded in Book 4308, Page 650.

Easement to Electric Power Board, recorded in Book 7873, Page 859.

Easement to Comcast, recorded at Instrument No. 20110620-0047283.

This is improved property located at 5025 HILLSBORO RD #19-C Nashville, TN 37215.

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 13th day of June, 2016.

Lindsay Taylor Schmidt FKA Lindsay Taylor Irvin

Clark Jeremy Schmidt

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Lindsay Taylor Schmidt FKA Lindsay Taylor Irvin and Clark Jeremy Schmidt, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of June, 2016.

Notary Public

My Commission Expires: _____

JONATHAN B. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 10, 2019