Davidson County	DEEDWARR
Recvd: 07/07/16 08:17	3 pgs
Fees:18.00 Taxes:950.90	
20160707-0069308	

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $257,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of July, 2016.

Notary Public

MY COMMISSION EXPIRES: January 09, 2018

(AFFIX SEAL)

Deanie L. Gregory State of Tennessee Notary Public Davidson County

THIS INSTRUMENT WAS PREPARED BY

DEANIE L. GREGORY
ATTORNEY-AT-LAW
GREATER NASHVILLE TITLE
AND CLOSING COMPANY
200 Madison Street
Madison, TN 37115

Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kelly M. Schmitz and Derek T. Boone	NEW OWNER	07210029900
(NAME)	(NAME)	
1620 Northview Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(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, I, AUBREY L. HIAM, CO-TRUSTEE OF THE HIAM FAMILY REVOCABLE LIVING TRUST, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO KELLY M. SCHMITZ, an unmarried woman, and DEREK T. BOONE, an unmarried man, 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:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to wit:

Land in Davidson County, Tennessee being Lot No 6 on the Map of Charles U. Coggins First Addition to Nashville, as of record in Plat Book 421, Page 33, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description of said property.

Being the same property conveyed to Aubrey Hiam from John B. Philip, Trustee by Trustee's Deed of record as Instrument Number 20040720-0086388, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Aubrey L. Hiam and Denise R. Hiam, Co-Trustees, Hiam Family Living Trust Agreement dated April 22,2013 from Aubrey Hiam by Quit Claim deed dated January 7, 2014 of record as Instrument Number 20140108-0001960, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO PROPERTY TAXES FOR 2016 AND SUBSEQUENT YEARS; FURTHER SUBJECT TO THOSE MATTERS SET FORTH ON THE MAP OF CHARLES U. COGGINS FIRST ADDITION TO NASHVILLE, OF RECORD IN PLAT BOOK 421, PAGE 33, SAID REGISTER'S OFFICE.

unimproved ☐

This is improved ☑ property, known as 1620 Northview Avenue, Nashville, TN 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 I do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my, 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 my hand this 1st day of July, 2016.

Aubrey L. Hiam, Co-Trustee of the Hiam
Family Revocable Living Trust

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 1st day of July, 2016, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Aubrey L. Hiam**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
January 09, 2018

Notary Public,



Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115

True Copy Certification

I, Kristen Traini, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Sumner

Personally appeared before me, Darlene K. Suhrbier, a notary public for this county and state, Kristen Traini who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-27-19

Notary' Seal (if on paper)

DARLENE K. SUHRBIER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY