BILL GARRETT, Davidson County
Trans:T20160057740 DEEDWARR
Recvd: 07/07/16 09:24 2 pgs
Fees:13.00 Taxes:673.40
20160707-0069412

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Gregory Appleton
609 Granwood Boulevard
Old Hickory, TN 37138-4243

SEND TAX BILL TO:
Finworth Mortgage, LLC, an InsBank Co.
2106 Crestmoor Road
Nashville, TN 37215

MAP/PARCEL 063-16-0-B-106.00CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **Michael Schmidt and wife, Urquia Schmidt,** has this day bargained and sold, and does hereby transfer and convey unto **Gregory Appleton and Jennifer Appleton, husband and wife,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 188 on the Plan of Hampton Park (formerly Chitwood Downs, a Planned Development) of record in Plat Book 6900, Pages 550 through 552, inclusive and Certificate of Correction of record in Book 7462, Page 445; Book 8110, Page 401 and by amendment to Change Name of record in Book 8181, Page 112, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Michael Schmidt and wife, Urquia Schmidt by Special Warranty Deed from Federal National Mortgage Association, aka Fannie Mae, a corporation organized under and existing pursuant to the laws of the United States, of record in Instrument No. 20090130-0008012, Register's Office for Davidson County, Tennessee, dated January 27, 2009 and recorded on January 30, 2009.

This is improved property known as: **609 Granwood Boulevard, Old Hickory, Tennessee 37138.**

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2016 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon

inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in Book 6900, page 405, Book 6900, Page 550 Certificate of Correction of record in Book 7462, page 445, Book 8110, Page 401 abd by amendment changing the name of record in Book 8181, Page 112, and restrictions in Book 7351, page 852, amended in Book 7451, Page 739, Book 8336, Page 393, and encumbrances as may be shown of record in the office of the Register of Deeds where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 30th day of June, 2016.

Michael Schmidt

Urquia Schmidt

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Wilson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Michael Schmidt and Urquia Schmidt,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 30th day of June, 2016.

NOTARY PUBLIC

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 10-07-19

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Wilson

The actual value or consideration, whichever is greater, for this transfer is $182,000.00.

AFFIANT

Subscribed and sworn to before me this the 30th day of June, 2016.

NOTARY PUBLIC

My Commission Expires: 10-07-19

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

File No: 169391