THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **FTEC File No. 33038-05-2016** **Record & Return To:** **First Title & Escrow Company, Inc.** **3811 Bedford Ave, Suite 205** **Nashville, TN 37215**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,425,000.00. Jerrall P. Crook, Jr. Affiant Subscribed and sworn to before me this 27th day of July, 2016. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 8, 2020

WARRANTY DEED

Address New Owner: Justin C. Schmidt Melissa B. Schmidt 704 Lynnwood Boulevard Nashville, TN 37205	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 130 07 0 084 00

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, **Jerrall P. Crook, Jr. and wife, Elizabeth W. Crook**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Justin C. Schmidt and wife, Melissa B. Schmidt** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 704 Lynnwood Boulevard, Nashville, TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BILL GARRETT, Davidson County
Trans:T20160065289 DEEDWARR
Recvd: 07/29/16 10:09 3 pgs
Fees:18.00 Taxes:5272.50
20160729-0078268

IN WITNESS WHEREOF, Grantor has executed this instrument on the 27th day of July, 2016.

Jerrall P. Crook, Jr.

Jerrall P. Crook, Jr.

Elizabeth W. Crook

Elizabeth W. Crook

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Jerrall P. Crook, Jr. and Elizabeth W. Crook**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of July, 2016.

GEORGE E. MUDTER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 5, 2020

Notary Public

My Commission Expires:

EXHIBIT "A"

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING PART OF LOTS NOS. 207 AND 208 ON THE PLAN OF ROYAL OAKS LAND COMPANY'S SUBDIVISION OF THE BAKER TRACT, OF RECORD IN BOOK 421, PAGES 102 AND 103, REGISTER'S OFFICE FOR SAID COUNTY, DESCRIBED ACCORDING TO A SURVEY BY JOHN B. KOHL, Ill, TENNESSEE REGISTERED SURVEYOR NO. 100, DATED JUNE 13, 1978, AND MAY 26, 1993, AS FOLLOWS:

BEGINNING AT A POINT IN LOT NO. 207 ON THE EASTERLY MARGIN OF LYNNWOOD (LYNWOOD) BOULEVARD AT THE SOUTHWESTERLY CORNER OF THE PROPERTY CONVEYED TO HARRISON H. SHOULDERS, JR., ET UX, BY DEED FROM MATTHEW B. PILCHER ET UX, OF RECORD IN BOOK 5304, PAGE 95, SAID REGISTER'S OFFICE; THENCE, WITH SHOULDER'S SOUTHERLY PROPERTY LINE, EASTWARDLY 301 FEET, MORE OR LESS (CALLED 303 FEET, MORE OR LESS IN PREVIOUS CONVEYANCES) TO A POINT AT SHOULDER'S SOUTHEASTERLY PROPERTY CORNER ON THE EASTERLY LINE OF LOT NO. 207; THENCE, PASSING THE COMMON REAR CORNER OF LOTS NOS. 207 AND 208 AT 135 FEET, SOUTHWARDLY 180 FEET, MORE OR LESS, TO A POINT ON THE EASTERLY LINE OF LOT NO. 208 AT THE NORTHEASTERLY CORNER OF THE PROPERTY CONVEYED TO MILLARD D. TOMLIN, SR., ET UX, BY DEED FROM J.K. GOODE, ET UX, OF RECORD IN BOOK 2042, PAGE 206, SAID REGISTER'S OFFICE; THENCE, WITH TOMLIN'S NORTHERLY PROPERTY LINE, WESTWARDLY 324.3 FEET, MORE OR LESS, TO A POINT IN LOT NO. 208 ON THE EASTERLY MARGIN OF LYNNWOOD . BOULEVARD; THENCE, WITH THE EASTERLY MARGIN OF LYNNWOOD BOULEVARD, PASSING THE COMMON FRONT CORNER OF LOTS NOS. 207 AND 208 AT 25 FEET NORTHWARDLY 160 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

Being the same property conveyed to Jerrall P. Crook, Jr. and wife Elizabeth W. Crook by deed dated June 24, 1993 from David A. Dingess and wife, Elizabeth Dingess, of record in Book 8997, page 347, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2016, which have been prorated and assumed by Grantee. Map and Parcel No. 130 07 0 084 00.
2. Belle Meade City taxes for the year 2016, Belle Meade City taxes for the year 2016, which have been prorated and assumed by Grantee. Map and Parcel No.: 130 07 0 084 00.
3. All matters appearing on the Plan of record as Book 421, pages 102 and 103, Register's Office for Davidson County, Tennessee.