THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20160072678 DEEDQC
Recvd: 08/19/16 14:21 2 pgs
Fees:12.00 Taxes:0.00

20160819-0087087

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is: $-0-.

Affiant

Subscribed and sworn to before me, this 18th day of August, 2016.

Notary Public

My Commission Expires:

TARA JONES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 10, 2018

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QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Cody J. Schmits and Lane N. Schmits 5008 Idaho Avenue Nashville, TN 37209	New Owner	103-03-0-107.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Cody J. Schmits and Lane R. Newsom (now known as Lane N. Schmits), husband and wife** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **Cody J. Schmits and Lane N. Schmits, husband and wife,** their heirs and assigns, all of their rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being part Block 18 on the Map of Realty Savings Bank & Trust Company's Revised Plan of Charlotte Park Company's First Addition, of record in Plat Book 421, Page 18, in the Register's Office for Davidson County, Tennessee described as follows:

Beginning at a point in the north margin of Idaho Avenue, 60 feet more or less east of the east margin of 51st Avenue, North, widened, being the southeast corner of the property conveyed to A.C. Christianson and wife, by deed of record in Book 1579, Page 521, thence with Christianson's east line, northerly parallel to the east margin of 51st Avenue, North 150 feet to the south margin of an alley; thence with the margin of the same, easterly 60 feet to the Northwest corner of the property conveyed to Burt Tidwell by deed of record in Book 546, Page 308; thence with Tidwell's west line, southerly 150 feet to the north margin of Idaho Avenue; thence with the margin of same westerly, 60 feet, to the beginning.

Being the same property conveyed to Cody J. Schmits and Lane R. Newsom, husband and wife by Warranty deed from Joseph M. Amann and wife, Vicky Amann of record in Instrument No.

20121212-0114545 Register's Office for Davidson County, Tennessee, dated December 6, 2012 and recorded on December 12, 2012.

Being also known as 5008 Idaho Avenue Nashville, TN 372093510.

Whenever used, the singular number 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 18th day of August, 2016.

Cody J. Schmits

Lane N. Schmits f/k/a Lane R. Newsom

STATE OF TENNESSEE)

COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Cody J. Schmits and Lane N. Schmits f/k/a Lane R. Newsom, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 18th day of August, 2016.

Notary Public

My Commission Expires:

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 25, 2018