WARRANTY DEED

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
COMMISSION EXPIRES SEPTEMBER 10, 2018

BILL GARRETT, Davidson County
Trans:T20160096292 DEEDWARR
Recvd: 11/01/16 08:27 2 pgs
Fees:13.00 Taxes:824.73
20161101-0115146

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $222,900.00

Janderson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of October, 2016

Janderson
Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney
2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jeremy L. Bourgoin	New Owner	Map 103-16-E
(NAME)	(NAME)	
3901 Whitland Avenue, Unit 32		Parcel 32
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Kelly M. Schmitz, an unmarried woman,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Jeremy L. Bourgoin, 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:

Land in Davidson County, Tennessee Being Unit No. 32 on the Plan of Whitland Place Condominiums, of record in Plat Book 5200, page 597, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description together with the appurtenant interest in the common elements of the Whitland Place Homeowners Association, a horizontal regime established by Master Deed, of record in Book 6131, page 722, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Kelly M. Schmitz, an unmarried woman by Warranty Deed, from Katherine Allen, unmarried filed for record on July 24, 2012 in Instrument No. 20120724-0064741, Register's Office Davidson County, Tennessee.

This conveyance is made subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and compete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☑ property, known as 3901 Whitland Avenue, Unit 32, Nashville, TN 37205
(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 we do covenant with the said GRANTEES that we are 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 we do further covenant and bind ourselves, our 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/our hands this 28th day of October, 2016.

Kelly M. Schmitz

Kelly M. Schmitz

State of Tennessee
County of Davidson

Personally appeared before me Kelly M. Schmitz, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 28th day of October, 2016.

Robert L Scruggs

Notary Public Robert L. Scruggs

My Commission Expires: _____

File No.: 37261

