BOX 10-A

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170024712 DEEDWARR
Recvd: 03/23/17 12:33 2 pgs
Fees:13.00 Taxes:719.65
20170323-0028541

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $194,500.00

Linda Hubbs Schmidt
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 22nd DAY OF March, 2017.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires November 5, 2019

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Linda Hubbs Schmidt	Navy Federal	
(NAME) 234 Myhr Green	(NAME) 5550 Heritage Oaks Dr.	142-7C-43 CO
(ADDRESS) Nashville, TN 37221	(ADDRESS) Pensacola, FL 32526	
(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, WE, **ANITA V. BLACKWELL, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LINDA HUBBS SCHMIDT, UNMARRIED,** 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. 43 of Ashley Green, a Condominium, of record in Plat Book 6900, page 978, Register's Office for Davidson County, Tennessee, and a horizontal property regime established pursuant to the provision of the provisions of the Tennessee Horizontal Property Act (T.C.A 66-27-123, through 66-27-123, herein referred to as the "Act") and the provisions of the Master Deed for Ashley Green of record in Book 7104, page 44, Register's Office for Davidson County, Tennessee, including without limitation, the Bylaws appended thereto of record in Book 7184, page 71, said Register's Office, as said Master Deed has been amended by the Amendments to Master Deed for Ashley Green of record in Book 7482, page 312 and in Book 7467, page 279, said Register's Office, all to which reference is hereby made for a more complete and accurate description of said Unit.

Being the same property conveyed to Anita V. Blackwell, unmarried by Warranty Deed from Richard Edward Templin, Patricia Ann Gordon, Thomas Neal Templin, Gerald Leroy Templin, Jr., Steven Ethelbert templin and Patrick Thomas Finch dated April 10, 2006 of record in Instrument No. 20060410-0041184, said Register's Office.

This conveyance is subject to 2017 Real Property taxes; All matters appearing on the plan of record in Book 6900, page 978, said Register's Office; and Master Deed of record in Book 7184, page 44, Book 7482, page 312, Book 7467, page 279 and Instrument No. 20111101-0084880, said Register's Office; Easements of record in Book 5407, page 643, Book 6483, page 907, Instrument No. 20060724-0088823, Book 5374, page 511 and Instrument No. 20170206-0012423, said Register's Office.

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

unimproved
This is improved x property, known as 234 Myhr Green, Nashville, TN 37221
(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 hand this 22nd day of March, 2017

Anita V. Blackwell, By: Connie B. Hardin, Attorney In Fact

ANITA V. BLACKWELL, BY: CONNIE B. HARDIN,
ATTORNEY IN FACT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 22nd day of March, 2017, before me personally appeared Connie B. Hardin, to me known to be the person who executed the foregoing instrument on behalf of Anita V. Blackwell and acknowledged that she executed the same as the free act and deed of Anita V. Blackwell.

Witness my hand and official seal at Nashville, Tennessee this 22 day of March, 2017.

Commission expires:

BONITA MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Commission Expires March 10, 2019

Bonita Martin
Notary Public