WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170058468 DEEDWARR
Recvd: 07/10/17 09:43 2 pgs
Fees:13.00 Taxes:707.29
20170710-0068796

P-ER-17-2798

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $191,160.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF JULY, 2017.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL) DAVID DAVENPORT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-06-2020

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Eric C Babcock and Paige La Grone Babcock	**Everett Financial, Inc. dba Supreme Lending**	
(NAME) **2798 River Bend Dr**	(NAME) **PO Box 692430**	**062-02-0A-209.00-CO**
(ADDRESS) **Nashville, TN 37214**	(ADDRESS) **San Antonio, TX 78269**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **HOLLY WHITE SCHMIDT, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ERIC C BABCOCK AND WIFE, PAIGE LA GRONE BABCOCK,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 332 ON THE PLAN OF SUBDIVISION OF RIVER TRACE ESTATES, PHASE 1, SECTION 3 OF RECORD IN PLAT BOOK 6900, PAGE 615, 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 Holly White by Warranty deed from Bill Morris and wife, Catherine Morris of record in Instrument No. 20030729-0106675 Register's Office for Davidson County, Tennessee, dated July 18, 2003 and recorded on July 29, 2003. The said Holly White being one and the same, and now known, as Holly White Schmidt.

Grantor's spouse joins in the execution of this Deed for the purpose of conveying any and all interest, marital or otherwise, that he may have in said property.

This conveyance is subject to:
- All matters shown on Plan of record in Plat Book 6900, Page 615;
- Covenants, Conditions and Restrictions of record in Book 6851, Page 363, Book 6851, Page 370; Book 6851, Page 390 and Book 6982, Page 747;
- Quit Claim Deed for common areas to River Trace HOA of record in Book 7907, Page 168;
- Subject to a transmission line easement of record in Book 1163, Page 341;
- Subject to a flowage easement of record in Book 2022, Page 83;
- Subject to an easement of record in Book 3959, Page 595, Register's Office for Davidson County, Tennessee; and
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2798 River Bend Dr, Nashville, Tennessee 37214**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hand(s) this the 3rd DAY OF JULY, 2017.

Holly White Schmidt

Nicholas Schmidt

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HOLLY WHITE SCHMIDT and NICHOLAS SCHMIDT, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 3rd of July, 2017.

Notary Public
My Commission Expires: 8/20/19
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212