Davidson County DEEDWARR
Recvd: 07/20/17 15:34 3 pgs
Fees:18.00 Taxes:1387.50
20170720-0073700

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr., Suite 290
Brentwood, TN 37027
17-1218

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 18th day of July, 2017

Notary Public
Commission Expires: 4-10-18

Address of New Owner	Send Tax Bills To:	Map & Parcel
Michael Schmidt 5953 Woodlands Avenue Nashville, TN 37211-7419	Fam Bank 10 Cadillac Dr #100 Brentwood, TN 37027	172-03-0A-120.00-CO

WARRANTY DEED

FOR AND IN 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, I/WE,

David Michael Scott, married

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Michael Schmidt, 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 Lot No. 15 on the Plan of Final Plat, The Woodlands Subdivision, Phase 4, Section 1B, "Planned Unit Development" of record in Plat at Instrument No. 20070705-0080225, 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 David Michael Scott, and wife Kelly Harp Scott by Warranty deed from Agustin Baez and wife, Alicia Baez of record in Instrument No. 20120727-0066254 Register's Office for Davidson County, Tennessee, dated July 20, 2012 and recorded on July 27, 2012.

Being the same property conveyed to David Michael Scott, married by Quitclaim deed from Kelly Harp Scott, married of record in Instrument No. 20170424-0040159 Register's Office for Davidson County, Tennessee, dated April 21, 2017 and recorded on April 24, 2017.

Being the same property conveyed to David Michael Scott and wife, Kelly Harp Scott by Warranty deed from Agustin Baez and wife, Alicia Baez of record in Instrument No. 20120727-0066254 Register's Office for Davidson County, Tennessee, dated July 20, 2012 and recorded on July 27, 2012.

Kelly Harp Scott hereby joins in the execution of this deed to convey any and all marital rights she may have.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all

applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 5953 Woodlands Avenue, Nashville, TN 37211-7419.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 18th day of July, 2017.

David Michael Scott

Kelly Harp Scott

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **David Michael Scott and Kelly Harp Scott** 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 at _____, Tennessee this 18th day of July, 2017.

Notary Public
My Commission Expires: 4-10-18

ROSAN L HEINRICH
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON

(Notarial Seal)

Please Record and Return To
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066

True Copy Certification

I, Kristen Traini, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Sumner

Personally appeared before me, Darlene K. Suhrbier, a notary public for this county and state, Kristen Traini who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-27-19

Notary' Seal (if on paper)

DARLENE K. SUHRBIER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY