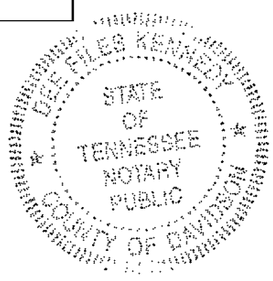
WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/01/17 14:29 2 pgs
Fees:13.00 Taxes:1147.00
20170801-0078147



17-07-011

State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 31st day of July, 2017

Notary Public

My Commission Expires: 07/02/18 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 1900 Church Street, Ste. 301, Nashville, TN 37203

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
DONNA M. REGII & STEFAN T. SHMITT	First Community Mortgage, Inc.	72-143-N
(NAME) 1408 B Straightway Avenue	(NAME) 275 Robert Rose Drive	100CO
(ADDRESS) Nashville, TN 37206	(ADDRESS) Murfreesboro, TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **ADEE WEISMARK, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **DONNA M. REGII AND STEFAN T. SHMITT, WIFE AND HUSBAND**, hereinafter called the Grantee(s), 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. "A" of 1408 Straightway Avenue, a Horizontal Property Regime with Private Elements, as more fully described on the Plot Plan attached to the Declaration of Covenants, Conditions, and Restrictions for 1408 Straightway Avenue, a Horizontal Property Regime with Private Elements of record in Instrument No. 20160609-0058359, said Register's Office. The easements, restrictive covenants, conditions and regulations imposed upon the unit, property, co-owners and tenants of 1408 Straightway Avenue, a Horizontal Property Regime with Private Elements contained therein are incorporated herein by reference and made a port hereof the same as copied herein, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to ADEE WEISMARK, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by Deed from EMOSTAH, LLC., A GEORGIA LIMITED LIABILITY COMPANY, dated February 28, 2017, of record in Instrument No. 20170309-0023352, and of record on March 28, 2016 in Instrument No. 20160328-0028360, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions, and Restrictions, By-Laws and Charter, of 1408 Staightway Avenue of record in Instrument No. 20160609-0058359, Register's Office for Davidson County, Tennessee; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

BEING unimproved ☐
Improved ☒ property known as: **1408 B Straightway Avenue, Nashville, TN, 37206.**

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF, its hands, this 31st day of July, 2017

ADEE WEISMARK, LLC,
A TENNESSEE LIMITED LIABILITY COMPANY

BY: _____
RAMI WEISMARK, AUTHORIZED AGENT

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **RAMIN WEISMARK**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be the AUTHORIZED AGENT of **ADEE WEISMARK, LLC , A TENNESSEE LIMITED LIABILITY COMPANY,** the within named bargainor(s), and that he as such AUTHORIZED AGENT, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the by himself as such officer.

Witness my hand and official seal at Nashville, Tennessee, this 31st day of July, 2017.

ADEE FILES KENNEDY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

My Commission Expires: 07/02/18

_____
Notary Public

I, the undersigned, 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.

Danielle Williams
~~XXXXXXXX~~ Danielle Williams

ADEE FILES KENNEDY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state, Danielle Williams ~~XXXXXXX~~ who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 07/02/18

_____
Notary Public