BILL GARRETT, Davidson County
Trans:T20170067963 DEEDWARR
Recvd: 08/07/17 12:24 2 pgs
Fees:13.00 Taxes:416.25
20170807-0080534

**Prepared By & Return To:**
Tennessee Title Services, LLC
112 Center Pointe Drive, Suite A
Clarksville, TN 37040
17-0335CV

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $112,500.00

Affiant

JONATHAN R. VINSON
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME THIS 27th day of July, 2017

Notary Public
Commission Expires: 04/13/2021

| Address of New Owner | Send Tax Bills To: | Map & Parcel |
|---|---|---|
| Mukhtar A. Siddiqi<br>4021 Woodlawn Pike<br>Knoxville, TN 37920 | New Owner | 149 05 0 194.00 |

# 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,

**Kristi R. Schmitz FKA Kristi Shearon**

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

**Mukhtar A. Siddiqi, married**

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:

Being Lot No. 162 "A" on the Plan of Lots 126, 158 & 162 Zone Lot Division, Pebble Trace, Section 1, as shown by plat of record in Plat Book 6900, Page 662, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

BEING the same property conveyed to Kristi Shearon, unmarried, by Warranty Deed from Scott Lilly, unmarried, dated 6/28/02 and recorded on 7/2/02, in Instrument No. 20020702-0079357, Register's Office for Davidson County, Tennessee.

Michael D. Schmitz spouse of Kristi R. Schmitz FKA Kristi Shearon joins in the execution of this instrument to convey any interest he may have, married or otherwise, by virtue of his marriage to Kristi R. Schmitz.

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: 2313 Rader Ridge Road, Antioch, TN 37013.

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 27th day of July, 2017.

Kristi R. Schmitz

Michael D. Schmitz

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Kristi R. Schmitz and Michael D. Schmitz** 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 LaVergne, Tennessee this 27th day of July, 2017.

JONATHAN R. VINSON
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Notary Public
My Commission Expires: 04.13.2021

(Notary Seal)