RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN179418

WARRANTY DEED

Bill Garrett Davidson County
Batch# 18434 **DEEDWARR**
10/26/2017 10:54:15 AM 2 pgs
Fees: $13.00 Taxes: $969.40

20171026-0109905

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $262,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of September, 2017.

NOTARY PUBLIC

My commission expires: 6-20-2021

BRYANT L. GRANTHAM NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Russell L. Danielson and wife, Karina Aguirre Gonzalez 5032 Sunset Way Hermitage, TN 37076	Same address as new owner	086 04 0B 014.00CO

FOR AND IN CONSIDERATION of the sum of Two Hundred Sixty Two Thousand and 00/100 Dollars ($262,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **MARK SCHMIDT AND WIFE, NICOLE SCHMIDT**, hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **RUSSELL L. DANIELSON AND WIFE, KARINA AGUIRRE GONZALEZ**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, State of Tennessee, being Lot No. 15, on the Plan of Section One, Sunset Oaks, of record in Book 7900, page 600, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Mark Schmidt and wife, Nicole Schmidt, by Warranty Deed from John Richard Hommrich and wife, Kathleen O. Hommrich, dated 1/30/2008, recorded 2/4/2008, of record in Instrument #20080204-0011345, in the Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 5032 Sunset Way, Hermitage, TN 37076, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2017 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 15th day of September, 2017.

MARK SCHMIDT

NICOLE SCHMIDT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Mark Schmidt and wife, Nicole Schmidt, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 15th day of September, 2017.

Notary Public

Bryant C. Grantham
Printed Notary Name

My commission expires: 6-20-2021

BRYANT L. GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY