WARRANTY DEED

P-BR-17-814

Emily Kornbau State of Tennessee Notary Public Sumner County My Commission Expires June 19, 2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $454,650.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF DECEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES: 6/19/18
(AFFIX SEAL)

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)
Michelle Dunn	new owner	
(NAME)	(NAME)	**08204032000**
814 Petway Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(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, **DEREK SCHMIDT AND AMY DONOVAN, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MICHELLE DUNN, UNMARRIED WOMAN,** 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 the North part of Lot No. 14 of Block B and the East 2 feet of the North part of Lot No. 13 of Block B on the Plan of Map of Nashville Trust Company's Subdivision of the A. W. Shryer's Property, as of record in Plat Book 843, Page 25, in the Office of the Register for Davidson County, Tennessee.

Said parts of said lots adjoin and front together 54 feet on the South side of Petway Avenue and run back between lines, 131.8 feet on the West line of part of Lot No. 13, and 130.8 feet on the East line of Lot No. 14, along the Westerly margin of McFerrin Avenue to a dead line in the rear on which they measure 54 feet.

Being the same property conveyed to Derek Schmidt and Amy Donovan, husband and wife, by Warranty Deed from North Hampton Investments, LLC, of record in Instrument No. 20140828-0078757, in the Office of the Register of Davidson County, Tennessee, dated August 22, 2014 and recorded on August 28, 2014.

This conveyance is subject to:
- County of Davidson taxes for the year 2018 and thereafter.
- Plat Book 843, Page(s) 25, in the Office of the Register of Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **814 Petway Avenue, Nashville, Tennessee 37206**.

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.

Bill Garrett Davidson County
Batch# 39458 **DEEDWARR**
12/19/2017 12:38:13 PM 2 pgs
Fees: $13.00 Taxes: $1,682.20

20171219-0129209

Witness my/our hand(s) this the 15th DAY OF DECEMBER, 2017.

Derek Schmidt

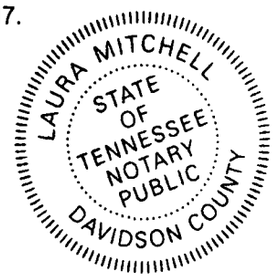
Amy Donovan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DEREK 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th of December, 2017.

Notary Public
My Commission Expires: 3/6/18
(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, AMY DONOVAN, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th of December, 2017.

Notary Public
My Commission Expires: 3/6/18
(SEAL)



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