Bill Garrett Davidson County
Batch# 52586 DEEDWARR
01/29/2018 10:55:30 AM 2 pgs
Fees: $13.00 Taxes: $925.00
20180129-0008911

JODI JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $250,000.00.

Ann Marie Angel
Affiant

Subscribed and sworn to before me, this 24th day of January 2018.

Notary Public

My commission expires: 7-26-2021

THIS INSTRUMENT PREPARED BY: AND RETURN TO:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
415 Main Street, Franklin, TN 37064

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
William P. Schmidt	Keller Mortgage, LLC	**161-10-0B-094.00-CO**
504 Fairhaven Court	4725 Lakehurst Ct., Ste 400	
Nashville, TN 37211	Dublin, OH 43016	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Patrick Buchanan Howell, Jr., unmarried and Tammy Wolcott, unmarried

(hereinafter called the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto

William P. Schmidt, an unmarried man

(hereinafter called the "Grantee"), his and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 285 on the Plan of Second Revision - Phase Six, Villages of Brentwood of record in Plat Book 6900, Page 316, 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 Patrick Buchanan Howell Jr. and Tammy Wolcott, husband and wife by Special Warranty deed from GMAT Legal Title Trust 2013-1, U.S. Bank, National Association, as Legal Title Trustee of record in Instrument No. 20151008-0102903 Register's Office for Davidson County, Tennessee, dated September 21, 2015 and recorded on October 08, 2015. The subject property was erroneously conveyed to Patrick Buchanan Howell, Jr., and Tammy Wolcott as husband and wife. Patrick Buchanan Howell, Jr., is Tammy Wolcott's son.

This is **improved** property known as **504 Fairhaven Court, Nashville, TN 37211.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTORS COVENANT with the said Grantee that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTORS FURTHER COVENANT and bind themselves, their 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 used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF the Grantors have hereunto executed this instrument on this the 24th day of January 2018.

Patrick Buchanan Howell, Jr.
by Tammy Wolcott his attorney in fact
Patrick Buchanan Howell, Jr.
by Tammy Wolcott his attorney-in-fact

Tammy Wolcott
Tammy Wolcott

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Tammy Wolcott, the bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed her name above.

Witness my hand and official seal this 24th day of January 2018.

Michelle W Locke
Notary Public

My Commission Expires: 9/29/21

MICHELLE W. LOCKE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Tammy Wolcott,** with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument on behalf of **Patrick Buchanan Howell, Jr.** for the purposes therein contained, and who further proved to me that she is the **Attorney in Fact** for **Patrick Buchanan Howell, Jr.,** and is authorized by him to execute this instrument on his behalf.

Witness my hand and official seal this 24th day of January 2018.

Michelle W Locke
Notary Public

My Commission Expires: 9/29/21

50170497

MICHELLE W. LOCKE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I, Penny Y. Ray, 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.

Penny Y. Ray
Signature

State of Tennessee

County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray 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: 3/10/19
Notary' Seal (if on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

SP 11/2015