(2) Return to:

BRIDGEHOUSE TITLE
342 COOL SPRINGS BLVD
STE 202
FRANKLIN, TN 37067

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

Bill Garrett Davidson County
Batch# 126948 DEEDWARR
08/09/2018 01:22:11 PM 2 pgs
Fees: $13.00 Taxes: $758.50

20180809-0078679

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater is $205,000.00.

Holly Summers
Affiant

Subscribed and sworn before me this the 30th day of July, 2018.

Notary Public
My commission expires:

ANGEL R. BERNHART
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-15-2021

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Tiffany Caine 5509 Meadowcrest Lane Nashville, TN 37209	New Owner	103-06-0 074.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, DOUGLAS ALLEN SCHMITTOU, AN UNMARRIED MAN, AND ROBERT L. SCHMITTOU, AN UNMARRIED MAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey TO TIFFANY CAINE AND JAY CAINE, WIFE AND HUSBAND, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 9, Section 1, Richland Meadows, as of record in Book 2083, page 40, Register's Office for said County.

Said Lot No. 9 fronts 50 feet on the south side of Meadowcrest Road, and extends back 173 feet on the west line and 156.3 feet on the east line, to a dead line in the rear on which it measures 95 feet.

Being the same property conveyed to Douglas Allen Schmittou, one-half (1/2) interest, and Robert L. Schmittou, one-half (1/2) interest, by Affidavit of Heirship, dated 01/17/2017, of record in Instrument No. 20170117-0004788, said Register's Office.

Also being the same property conveyed to Harry D. Schmittou and wife, Rosalie Schmittou, by deed from John B. Jackson and wife, Hattie S. Jackson, dated 09/08/1969, of record in Book 4363, page 674, said Register's Office. The said Rosalie Schmittou, widow, died intestate on 04/15/2016, her husband, Harry D. Schmittou having predeceased her.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 5509 Meadowcrest Lane, Nashville, TN 37209.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

DS
rk

Witness my hand this the 30th day of July, 2018.

Douglas Allen Schmittou

Douglas Allen Schmittou

Robert L. Schmittou

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Douglas Allen Schmittou and Robert L. Schmittou, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of July, 2018.

My commission expires: 9/10/18

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY