Karen Johnson Davidson County
Batch# 196110 DEEDWARR
02/19/2019 08:56:30 AM 3 pgs
Fees: $18.00 Taxes: $1,036.00
20190219-0014474

# WARRANTY DEED

LISA SHEPPARD RUTHERFORD COUNTY STATE OF TENNESSEE NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 280,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF February, 2019.

Notary Public

MY COMMISSION EXPIRES: 8.22.2021
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 2018-GTE-46

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO.(S) |
|---|---|---|
| Cale A. Schmit | Cale A. Schmit | 072-12-0-225 |
| (NAME) | (NAME) | |
| 1805 Sherwood Lane | 1805 Sherwood Lane | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37216 | Nashville, TN 37216 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Kari E. Edgens and Colin F. Hunt, wife and husband** (the "**Grantor(s)**"), have bargained and sold, and by these presents does hereby transfer, grant and convey to **Cale A. Schmit, an unmarried man** (the "**Grantee(s)**"), their heirs and assigns, that certain parcel of land in Davidson County, State of Tennessee, described as follows (the "**Property**"), to-wit:

Lot 5, SHERWOOD SUBDIVISION, as shown on plat of record in Plat Book 1424, Page 51, in the Register's Office, DAVIDSON County, Tennessee, to which plat reference is hereby made for a more particular description of said property.Being the same property conveyed to Kari E. Edgens and Colin F. Hunt, by Warranty Deed, from Ronald Ballentine, Donna B. McBroom, Belinda A. Tobitt and Marcia B. Singleton, of record in Instrument No. 20140904-0080936, in the Register's Office of Davidson County, Tennessee, dated August 29, 2014 and recorded on September 4, 2014.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following exceptions (the "**Permitted Exceptions**"):

1. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SHERWOOD SUBDIVISION, as recorded in Plat Book 1424, Page(s) 51.

This is improved property located at 1805 Sherwood Lane, Nashville, TN 37216.

**TO HAVE AND TO HOLD** the Property with all the appurtenances, estate, title and interest thereunto belonging or in any wise appertaining unto the Grantee(s), their successors and assigns, in fee simple forever.

Grantor(s) covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of the Property in fee simple and has a good right to convey the Property. Grantor(s) further covenant with Grantee(s) that the Property is free from all encumbrances, except for the Permitted Exceptions. Grantor(s) further covenant and binds himself, and his heirs and assigns, to warrant and forever defend the title to the Property to Grantee(s), its successors and assigns against the lawful claims of all persons, subject to the Permitted Exceptions.

IN WITNESS WHEREOF, the Grantor(s) have executed this Warranty Deed the 15th day of February, 2019.

**GRANTOR(s):**

**Kari E. Edgens**

**Colin F. Hunt**

STATE OF TENNESSEE )

COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Kari E. Edgens and Colin F. Hunt, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged the due execution of the foregoing instrument.

WITNESS my hand, at office, this 15 day of February, 2019.

Notary Public

MATTHEW GARDNER NOGGLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2022

My Commission Expires: 3/8/22

## TRUE COPY CERTIFICATION

I, Matthew G. Noggle, 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.

Signature

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

Personally appeared before me, Lisa Sheppard, a notary public for the State aforesaid, Matthew G. Noggle, personally known by me or proven on the basis of satisfactory evidence, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

LISA SHEPPARD
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Public

My Commission Expires: 8-22-2021