Name and Address of New Owner:
Mark Schmidt and Shelley Schmidt
307 Valeria St
Nashville, TN 37210

Send Tax Bills To:
Mark Schmidt and Shelley Schmidt
307 Valeria St
Nashville, TN 37210

This Instrument Prepared By:
Greg Fairbetter
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 11901045000

Karen Johnson Davidson County
Batch# 205146 DEEDWARR
03/13/2019 09:27:40 AM 2 pgs
Fees: $13.00 Taxes: $1,154.40
20190313-0022908

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Michael K. Daniel and wife, Emily E. Daniel**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Shelley D. Schmidt and Mark S. Schmidt, wife and husband,** "the Grantees," the following described real estate in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Lot No. 40, on the Plan of Map of Overhill City and W. H. Fox Subdivision, of record in Plat Book 332, Page 21, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Michael K. Daniel and wife, Emily E. Daniel by Warranty Deed from Scott E. Schwieger and wife, Jessica B. Schwieger dated January 31st 2014 and recorded February 5th 2014 of record in Instrument No. 20140205-0010337 in the said Register's Office, Davidson County, Tennessee.

This conveyance is subject to the current year's property taxes which have been paid and prorated, subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: B-BR-19-307

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 11th day of March, 2019.

_____(SEAL)
Michael K. Daniel

Emily E. Daniel (SEAL)
Emily E. Daniel

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 11th day of March, 2019, before me personally appeared Michael K. Daniel and Emily E. Daniel, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand, at office, this 11th day of March, 2019.

WILLIAM D. CASTLEMAN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

_____
Notary Signature
My commission expires: 05/06/2019

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $312,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

Sworn to and subscribed before me this 11th day of March, 2019.

_____
Notary Public
My commission expires: 7/6/20
File No. 19-184