Karen Johnson Davidson County
Batch# 217783 DEEDWARR
04/15/2019 10:35:40 AM 2 pgs
Fees: $13.00 Taxes: $1,065.60
20190415-0034060

WARRANTY DEED

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$288,000.00.**

Affiant

Subscribed and sworn to before me this 10 day of April, 2019

Notary Public
My Commission expires:

(Affix Seal)

THIS INSTRUMENT PREPARED BY

Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Coty Joseph Schmidt		093-04-0-090.00
1002 Dew Street	NEW OWNER	
Nashville, TN 37206	,	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Douglas A. Brooks, married,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Coty Joseph Schmidt and Karleigh Paige Schmidt, husband and wife,** their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, being the easterly 45 feet of the westerly 105 feet of Lots Nos. 58, 59 and 60 on the Map of a Subdivision of Lot No. 3 of the N.H. Hobson Subdivision, as of record in Book 421, page 78, Register's Office for said County.

Said part of said lots fronts 45 feet on the southerly side of Caldwell Street or Dew Street and runs back between parallel lines 165 feet to a dead line.

Being the same property conveyed to Douglas A. Brooks by deed from Josh Terry, Trustee of The 1002 Dew Street Trust on June 13, 2018 of record in Instrument Number 20180619-0059116, Register's Office for Davidson County, Tennessee.

Grantor warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

Subject to all matters as shown on the Plan of record in Book 421, page 78, Register's Office Davidson County, Tennessee.

This is improved property known as: **1002 Dew Street, Nashville, TN 37206**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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.

WITNESS our hands this April 10, 2019.

Douglas A. Brooks

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Douglas A. Brooks** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this April 10, 2019

My commission expires 7/8/19

Notary Public

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY