WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $237,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS 18th day of April, 2019. Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Series, LLC, 3200 West End Ave, #500, Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Carl A. Schmidt, Jr. and Anna R. Schmidt		172 08 0A 047.00
(NAME)	(NAME)	
1516 Hunters Branch Rd		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(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 by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Pamela L. Weishaupt and Jeffrey Daniel Jones, both unmarried**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Carl A. Schmidt, Jr. and Anna R. Schmidt, husband and wife**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot #47, on the Plan of Section 2-A, Hunters Branch, as of record in Plat Book 6250, Page 819 and amended in Book 6815, Page 77, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Pamela L. Weishaupt by Warranty Deed from Randall Jack Taylor and wife, Barbara E. Taylor dated October 29, 1997 and recorded November 4, 1997 in Book 10671, Page 115, in said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Pamela L. Weishaupt by Quitclaim Deed from Jeffrey Daniel Jones dated August 3, 2006 and recorded August 4, 2006 as Instrument No. 20060804-0095671, in said Register's Office's for Davidson County, Tennessee.

Being the same property conveyed to Pamela L. Weishaupt by Quitclaim Deed from Jeffrey Daniel Jones dated August 3, 2006 and recorded September 7, 2006 as Instrument No. 20060907-0110726, in said Register's Office's for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

File Number: BEL-1902213SSO

Karen Johnson Davidson County
Batch# 220219 **DEEDWARR**
04/22/2019 12:44:36 PM 2 pgs
Fees: $13.00 Taxes: $950.90

20190422-0036550

unimproved ☐
This is improved ☒ property, known as 1516 Hunters Branch Rd, Antioch, TN 37013

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 and assigns forever; and we do covenant with the said Grantees that we 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; and we do further covenant and bind ourselves, our 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.

Witness our hands this 18th day of April, 2019

Pamela L. Weishaupt

Jeffrey Daniel Jones

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Pamela L. Weishaupt and Jeffrey Daniel Jones, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 18th of April, 2019.

Notary Public

My Commission Expires:

(SEAL) 10/7/2019

BARBARA LUCCIOLA COKLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

File Number: BEL-1902213SSO