Karen Johnson Davidson County
Batch# 237608 DEEDWARR
06/03/2019 10:31:30 AM 3 pgs
Fees: $18.00 Taxes: $1,095.20
20190603-0052393

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

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater is $296,000.00.

Affiant

Subscribed and sworn before me this the 30th day of May, 2019.

Notary Public
My commission expires: 12/15/21

COUNTY OF WILLIAMSON REBECCA SHIKIS TENNESSEE NOTARY PUBLIC My Comm Exp. 12-15-2021

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Tyler Schmidt 844 Daybreak Dr. Antioch, TN 37013	New Owner	182-01-0A 095.00-CO

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, KATIE ANDREWS, UNMARRIED, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to TYLER SCHMIDT, AN UNMARRIED MAN, 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. 166, on the Plan of Phase One, Section Two, Sunset Hills, RS-10 Subdivision, a Planned Unit Development, of record in Instrument No. 20071220-0146323, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Katie Andrews, unmarried, by deed from TR&D Homes, Inc., a Tennessee Corporation, dated 07/10/2009, of record in Instrument No. 20090715-0066090, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED

PROPERTY KNOWN AS 844 Daybreak Dr., 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, 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.

Witness my hand this the 30th day of May, 2019.

Katie Andrews

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Katie Andrews, 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 May, 2019.

My commission expires: 9-6-22

Notary Public

BENJAMIN SEAMON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, Marjorie Kaup Haines, 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.

Marjorie Kaup Haines
Signature

State of TN

County of Williamson

Personally appeared before me, Chris Mule, a notary public for this county and state, Marjorie Kaup Haines who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

CHRIS MULE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 1/13/2020
Notary' Seal (if on paper)