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

KARA J. KRANTZ
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Cheatham (KJK)

The actual consideration or value, whichever is greater is $450,000.00.

Affiant

Subscribed and sworn before me this the 18th day of June, 2019.

Notary Public
My commission expires: 1-10-2021

Karen Johnson Davidson County
Batch# 245186 DEEDWARR
06/18/2019 04:03:30 PM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20190618-0058796

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
David Christian Schmutz 425 B 36th Ave. N. Nashville, TN 37203	~~XXXXXXXX~~ 425 A 36th Ave. N. Nashville, TN 37203	092-09-0U 002.00

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, MIDTOWN REALTY, LLC, A TENNESSEE LIMITED LIABILTY COMPANY, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey MISTI SCHMUTZ AND DAVID C. SCHMUTZ, WIFE AND HUSBAND, 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 Unit No. B on the Plan of Homes at 425 36th Avenue, a Horizontal Property Regime with Private Elements having been established by the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20150805-0078021, as amended in Instrument No. 20150904-0090250, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more particular description.

Being the same property conveyed to Midtown Realty, LLC by deed from Harold Johnson, dated 02/14/2019, of record in Instrument No. 20190214-0014049, said Register's Office.

Also being the same property conveyed to Harold Johnson by deed from Progressive Development, LLC, dated 06/13/2017, of record in Instrument No. 20170614-0059894, said Register's Office.

Also being the same property conveyed to Progressive Development, LLC, by deed from Harold G. Johnson, dated 12/28/2016, of record in Instrument No. 20161230-0137289, said Register's Office.

Also being a portion of the same property conveyed to Harold G. Johnson by deed from Carrol H. Crimmons, Jr., and wife, Nancy Crimmons, dated 05/14/2015, of record in Instrument No. 20150608-0053311, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 425 B 36th Ave. N., Nashville, TN 37203.

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 17 day of June, 2019.

Midtown Realty, LLC

BY: _____
Harold Johnson, Member

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Harold Johnson, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon HIS oath acknowledged HIMSELF to be the MEMBER of the within named bargainor, a LLC, and that HE, as such MEMBER, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by the said Harold Johnson as such MEMBER.

Witness my hand and official seal this 17 day of June, 2019.

My commission expires: 9/18/22

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 18, 2022

True Copy Certification

As required under T.C.A §66-24-101(d) et seq.

I, L. Broner McCoy, 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 Cheatham

Personally appeared before me, Kara J. Krantz, a notary public for this county and state, **L. Broner McCoy**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

This the 18th day of June, 2019.

Notary's Signature

My Commission Expires: 1-10-2021

KARA J. KRANTZ
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY