WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $770,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF JUNE, 2019.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

W-JSW-19-606B

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
James R. Schmidt and Joseph F. Woolley	**Synovus Bank**	
(NAME)	(NAME)	
606 B Hume Street	**1033 Demonbreun Street, Suite 200,**	**081-12-0R-001.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	**Nashville, TN 37203**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MATTHEW DENIS MCCALL, A SINGLE MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JAMES R. SCHMIDT AND HUSBAND, JOSEPH F. WOOLLEY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. A of Homes at Hume, as established by the Declaration of Covenants, Conditions and Restrictions for Homes at Hume, of record in Instrument No. 20130419-0039327, and amended in Instrument Number 20131001-0102981, in the Register's Office for Davidson, Tennessee, said Unit being shown on the Plat attached as Exhibit B to said Declaration, to which reference is hereby made for a more particular description of said property.

Being the same property conveyed to Matthew Denis McCall, a single man by Warranty Deed from Christopher Caputo and wife, Julie Ryan Caputo of record in Instrument No. 20170616-0060489 Register's Office for Davidson County, Tennessee, dated June 15, 2017 and recorded on June 16, 2017.

This conveyance is subject to:

- Taxes for the year 2019 and subsequent years.
- All matters shown on the Plan of record in Plat Book 57, Page 9, Register's Office for Davidson County, Tennessee.
- All matters shown on the Plat attached as Exhibit B to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20130419-0039327, Register's Office of Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument No. 20130419-0039327, and amended in Instrument No. 20131001-0102981, Register's Office for Davidson County, Tennessee.
- Restrictive Covenants for Detached Structure of record in Instrument Number 20131205-0123893, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **606 B Hume Street, Nashville, Tennessee 37208**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Karen Johnson Davidson County
Batch# 249727 **DEEDWARR**
06/27/2019 02:37:41 PM 2 pgs
Fees: $13.00 Taxes: $2,849.00

20190627-0062607

Witness my/our hand(s) this the 18th DAY OF JUNE, 2019.

MATTHEW DAVIS MCCALL BY [signature] AS ATTORNEY IN FACT

Matthew Denis McCall by Henry Miller, as attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

[signature] Matthew Denis McCall, as ATTORNEY IN FACT FOR

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MATTHEW DENIS MCCALL, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

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

[signature]
Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212