RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN1912046

WARRANTY DEED

Karen Johnson Davidson County
Batch# 250648 DEEDWARR
07/01/2019 11:00:13 AM 2 pgs
Fees: $13.00 Taxes: $599.40
20190701-0063500

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $162,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of June, 2019.

NOTARY PUBLIC

My commission expires: 4-13-22

KATHERINE WARREN NOTARY PUBLIC RUTHERFORD COUNTY STATE OF TENNESSEE Exp. 4-13-2022

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Rogers 4584 Whites Creek Pike Whites Creek, TN 37189	Same address as new owner	040 00 0 189.00

FOR AND IN CONSIDERATION of the sum of One Hundred Sixty Two Thousand and 00/100 Dollars ($162,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **THOMAS W. SCHMITTOU AND ANTHONY W. SCHMITTOU, BOTH UNMARRIED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **MICHAEL ROGERS, AN UNMARRIED MAN**, hereinafter called the Grantee(s), his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in the First Councilmanic District, the Second Civil District of Davidson County, Tennessee, being Lot 4 on the Plan of Mills Stream Subdivision, which plat is of record in Plat Book 7900, Page 992, Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete description of said property.

Being that same property conveyed to Thomas W. Schmittou, Thomas B. Schmittou and Anthony W. Schmittou, all unmarried, Joint Tenants with right of survivorship, by Warranty Deed from Donnie G. Collins, unmarried, dated 09/13/2005, and recorded at Instrument No. 20050919-0122395, Register's Office for Davidson County, Tennessee. Thomas B. Schmittou a/k/a Thomas Burton Schmittou having since died on 12/7/2017 leaving title vested in Thomas W. Schmittou and Anthony W. Schmittou]

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), his heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that he is lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2019 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenants and binds himself, his heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 11th day of June, 2019.

Thomas W Schmittou
THOMAS W SCHMITTOU

Anthony W. Schmittou
ANTHONY W. SCHMITTOU

STATE OF Kentucky
COUNTY OF Calloway

Personally appeared before me, a Notary Public, Thomas W. Schmittou and Anthony W. Schmittou, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 11th day of June, 2019.

CHARITY LANGHI
Notary Public
Kentucky - State at Large
My Commission Expires Sep 2, 2022

Charity Langhi
Notary Public

Charity Langhi
My commission expires: 09.02.2022