File 32405-8

Box 14

Warranty Deed

Karen Johnson Davidson County
Batch# 296657 DEEDWARR
10/07/2019 08:32:50 AM 2 pgs
Fees: $13.00 Taxes: $2,811.63
20191007-0102093

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $759,900.00.

Affiant

Subscribed and sworn to before me, this the 3rd day of October, 2019.

Notary Public

My commission expires: 8/6/2023

SHERRI D. HOLLARS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Brett Michaels Megan Michaels	Bank of England	083-09-0-306.00
1424 Ordway Place	PO Box 3490	
Nashville, TN 37206	Little Rock, AR 72203	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **HANS P. SCHMIDT AND TOMIANNE M. SCHMIDT, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BRETT DAVID MICHAELS AND MEGAN ENDERLE WHITE MICHAELS**, HUSBAND AND WIFE, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON COUNTY**, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 120 on the Plan of Subdivision of The A.V.S. Lindsley 29 Acre Tract of record in Plat Book 57, Page 66, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 120 fronts 50 feet on the Southerly side of Ordway Place, formerly Grove Street, and runs back 128.2 feet on the Easterly line and 130.0 feet on the Westerly line, to an alley, measuring 50 feet thereon.

Being the same property conveyed to Hans P. Schmidt and Tomianne M. Schmidt, husband and wife by Warranty deed from Linda D. Massey, unmarried of record in Instrument No. 20141112-0104539 Register's Office for Davidson County, Tennessee, dated November 07, 2014 and recorded on November 12, 2014.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1424 Ordway Place, Nashville, TN 37206, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 3rd day of October, 2019.

Hans P. Schmidt by Tomianne Schmidt, his Attorney-In-Fact

Hans P. Schmidt by Tomianne Schmidt, his Attorney-In-Fact

Tomianne M. Schmidt

Tomianne M. Schmidt

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named ~~Hans P. Schmidt and~~ Tomianne M. Schmidt, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 3rd day of ~~October~~, 2019.

Notary Public

My Commission Expires: 5-3-21

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named Tomianne M. Schmidt, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Attorney-in-Fact for Hans P. Schmidt, and that she as such Attorney-in-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said Hans P. Schmidt for the purpose therein contained, by signing the name of Hans P. Schmidt by herself as Attorney-in-Fact.

Witness my hand and official seal at Nashville, ~~Tennessee~~, this 3rd day of October, 2019.

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2021

Notary Public

My commission expires: 5-3-21