WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $566,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF MAY, 2020.

Notary Public

MY COMMISSION EXPIRES: 01-08-2024
(AFFIX SEAL)

B-C-20-410A

RETURN TO:
~~BANKERS TITLE & ESCROW CORP.~~
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203

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)
David Patchett Culbertson, Jr. and Jennifer Elise Smith	New Owner	
(NAME)	(NAME)	
410A North 17th Street		**083-10-0-457.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(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, **PAUL J. SCHIMINGER AND ALYS R. SCHIMINGER, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DAVID PATCHETT CULBERTSON, JR. AND JENNIFER ELISE SMITH, HUSBAND AND WIFE,** 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 Lot No. 2 on the Plan of Resubdivision (Partition) of the South 10 feet of Lot 184 and all of Lots 185, 186 and 187, Map of McEwen Place (of record in Book 332, Page 133, RODC, Tn.), as of record in Plat at Instrument No. 20110725-0056775, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Paul J. Schiminger and Alys R. Schiminger, husband and wife by Warranty deed from Steven J. Haruch and Jessica L. Young, husband and wife of record in Instrument No. 20151021-0107110 Register's Office for Davidson County, Tennessee, dated October 20, 2015 and recorded on October 21, 2015.

This conveyance is subject to:
- Taxes for the year 2020, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 332, Page 133, Register's Office for Davidson County, Tennessee.
- Restrictive Covenants of record in Book 619, Page 361 and Book 365, Page 715, 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: **410A North 17th Street, Nashville, Tennessee 37206**.

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# 399638 **DEEDWARR**
05/13/2020 12:59:28 PM 2 pgs
Fees: $13.00 Taxes: $2,096.05
20200513-0049704

Witness my/our hand(s) this the 12th DAY OF MAY, 2020.

Paul J. Schiminger by Adam Jefferson, Attorney in Fact

Alys R. Schiminger by Adam Jefferson, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ADAM JEFFERSON, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of PAUL J. SCHIMINGER AND ALYS R. SCHIMINGER, and who acknowledged he/she/they executed the same as the free act and deed of the said PAUL J. SCHIMINGER AND ALYS R. SCHIMINGER.

Witness my hand and official seal, this the 12th of May, 2020.

Notary Public
My Commission Expires: 03/07/2023
(SEAL)

WILLIAM E GRONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

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Rudy Title and Escrow, LLC
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Nashville, TN 37212