Karen Johnson Davidson County
Batch# 501379 DEEDWARR
10/26/2020 09:02:30 AM 3 pgs
Fees: $18.00 Taxes: $925.00
20201026-0123526

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #20-1523

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **David Schmutz, married,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Brian Tolbert and Amanda Tolbert, husband and wife and Alex Tolbert and Erin Tolbert, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee described as follows: Beginning at a fence post in the southerly line of Felix C. Langly, as recorded in Deed Book 3163, page 117, R.O.D.C.T., and being the northwesterly corner of the Mike Campbell tract as recorded in Deed Book 7420, page 301, R.O.D.C.T.; thence, with said Felix C. Langly's Southerly line South 66 degree 54 minutes 16 seconds East, 189.33 feet to an iron pin at a 30 inch elm; thence with the Southerly line of Mike Campbell, as recorded in Deed Book 5735, page 382, R.O.D.C.T., North 89 degree 23 minutes 18 seconds East, 128.27 feet to a point; thence, severing the Mike Campbell tract, as recorded in Deed Book 7420, page 301, R.O.D.C.T., South 52 degree 48 minutes 13 seconds East, 66.58 feet to a point; thence, South 13 degree 42 minutes 39 seconds West, passing an iron pin set at 537.81 feet, in all 562.81 feet to a point in the centerline of a private road; thence, with the said private road centerline, the following calls: North 76 degree 17 minutes 21 seconds West, 50.07 feet to a point; thence along the arc of a curve to the right, having a radius of 200.00 feet, a central angle of 33 degree 07 minutes 18 seconds, a chord bearing and distance of North 59 degree 43 minutes 42 seconds West, 114.01 feet to a point; thence, North 43 degree 10 minutes 02 seconds West, 409.40 feet to a point in the Easterly line of W.H. Stringfellow, as recorded in Deed Book 41, page 194, R.O.D.C.T.; thence, leaving the aforesaid private road with said easterly line of W.H. Stringfellow, North 35 degree 05 minutes 31 seconds East, passing an iron pin set at 25.53 feet, in all 356.84 feet to the point of beginning and containing 5.00 acres more or less.

Grantor hereby includes in this conveyance of Grantors rights and interest as set out in (same as above):
Exception #1: Subject to rights of others to that agreement regarding the installation and improvement and Maintenance of Public Utilities and Driveway of record in Book 11320, page 521, RODC and set out in Inst. No. 20030922-0139783 and amended in Inst No. 20161028-0114067 and the Easement to install utilities of record in Inst. No. 20071022-0125100, RODC.
Exception #2: Subject to Easement of for Ingress and Egress of record in Inst No. 20070104-0001814 and amended in Inst No. 20070124-0009510, RODC.

Being the same property conveyed to David Schmutz by Warranty deed from Norman W. Koon and wife, Maria V. Koon of record in Instrument No. 20130918-0098527 Register's Office for Davidson County, Tennessee, dated August 20, 2013 and recorded on September 18, 2013. David Schmutz is married but the subject property has not been the residence of the Grantor of Grantors spouse or issue.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is unimproved property, known as: 661 Hunters Trail, Nashville, TN 37209.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
Brian and Amanda Tolbert Alex and Erin Tolbert 4601 Dakota Avenue Nashville, TN 37209	NEW OWNER	101-00-0-186.00

WITNESS THE EXECUTION HEREOF this 20th day of October, 2020.

David Schmutz

State of Tennessee)
County of Davidson)

On this 20th day of October, 2020, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named David Schmutz , the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/8/22

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 250,000.00.**

Affiant

Sworn and subscribed before me on this the 20th day of October, 2020.

Notary Public

My Commission Expires: 9-2-2024

JULIE BAILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 02, 2024

True Copy Certification

I, **Angie Lawless**, 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 **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-2-22

