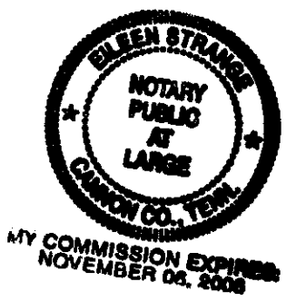
WARRANTY DEED



State of Tennessee)
County of Davidson)

05-04-011-D

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 6th day of May, 2005

Notary Public

My Commission Expires: 11-6-06 (AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 05/13/05 13:55 2 pgs
Fees:13.00 Taxes:867.85

20050513-0054361

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 761 Old Hickory Blvd., Suite 301, Brentwood

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
ANDREW D. SCHAEFFER (NAME)	Citimortgage Inc (NAME)	116-03-0-B
4505 Harding Unit 178 (ADDRESS)	PO Box 790001 #301 (ADDRESS)	178.00CO
Nashville, TN 37205 (CITY) (STATE) (ZIP)	St Louis Mo 63179 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), 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, **ADAM A. LANDA AND WIFE, VALERIE Z. LANDA**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **ANDREW D. SCHAEFFER, UNMARRIED**, hereinafter called the Grantee(s), 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 Unit No.178, of Royal Oaks Apartments, a Condominium, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended in Tennessee Code Annotated, and as established by a Master Deed and By-Laws of record in Book 5282, Page 972, and as amended of record in Book 5673, Page 622, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the Plat of Royal Oaks Apartments, a Condominium, of record in Book 5200, Page 45, said Register's Office, for a more complete identification and description of such unit.

BEING the same property conveyed to ADAM A. LANDA, UNMARRIED, by Deed from JULIE A. DEATHERAGE, A SINGLE PERSON, dated May 10, 1999, of record in Book 11475, Page 537, Register's Office for Davidson County, Tennessee. THE SAID ADAM A. LANDA having since married VALERIE Z. LANDA.

THIS conveyance is subject to all provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Royal Oaks Apartments, of record aforementioned, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

BEING unimproved ☐
Improved ☒ property known as: 4505 Harding Unit 178, Nashville, TN, 37205.

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors and assigns, forever; and we do covenant with the said GRANTEES 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 GRANTEES, their successors 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.

WITNESS WHEREOF, our hands, this 6th day of May, 2005.

ADAM A. LANDA

VALERIE Z. LANDA

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **ADAM A. LANDA AND WIFE, VALERIE Z. LANDA**, the bargainor(s), 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 official seal at Brentwood, Tennessee, this 6th day of May, 2005.

My Commission Expires: 03/31/07

Notary Public

SCOTT D. WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.