Davidson County DEEDWARR
Recvd: 06/01/05 12:49 2 pgs
Fees:13.00 Taxes:1387.50
20050601-0061672

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of May, 2005.

Notary Public

MY COMMISSION EXPIRES: October 12, 2005.
(AFFIX SEAL)

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

THIS INSTRUMENT WAS PREPARED BY
Mitchell A. Watts, Attorney at Law, 2400 Crestmoor Road Suite 102, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS: Lisa G. Schatz	SEND TAX BILLS TO: SunTrust Mortgage, Inc.	MAP 130-12-0
4412 Alcott Drive	201 4th Avenue, N 7th Floor	GROUP
Nashville, Tennessee 37215	Nashville, Tennessee 37219	PARCEL 013.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ***** Three Hundred Seventy Five Thousand Dollars and Zero Cents ($375,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Donald B. Safer, married, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Lisa G. Schatz, married, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit.

BEING Lot No. 12 on the Plan of Hycrest Acres III of record in Plat Book 2331, page 75, 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 Donald B. Safer by deed dated October 24, 1996, from Eric B. Albrecht, unmarried, of record in Book 10237, page 400, Register's Office for Davidson County, Tennessee.

Sharon Safer, spouse of Donald B. Safer, joins in this conveyance to convey any interest she may have in subject property, particularly any marital interest.

This conveyance is expressly made subject to: (1) reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto; (2) all matters shown on the plan of record, (3) property taxes for the current year which have been prorated between the parties herein and assumed by the Grantee herein.

This is:

unimproved ☐

improved ☒ property known as 4410 Alcott Drive, Nashville, TN 37215

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, her heirs and assigns forever; and I do covenant with the said Grantee that I am 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 do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, her 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.

Witness my hand this 26th day of May, 2005.

Sharon Safer

Donald B. Safer

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Mitchell A. Watts, a Notary Public in and for said County and State, the within named Donald B. Safer and Sharon Safer, the bargainors, 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 Nashville, Tennessee this 26th day of May, 2005.

Commission expires: October 12, 2005

Mitchell A. Watts Notary Public

