After recording return to: TrustLand Title & Escrow, LLC
1720 West End Ave., Ste 400
Nashville, tN 37203

Register of Deeds Drop Box #32

This instrument prepared by:
TrustLand Title & Escrow, LLC
1720 West End Avenue Suite 400
Nashville, TN 37203
(615) 522-0140

File No.: **07-1413**

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged **M Lee Mayo Jr. and wife, Dianne S Mayo, ("Grantor"),** has bargained and sold, and by these presents does transfer and convey unto **Alex Schauffert, Married ("Grantee"),** and Grantee's successors and assigns all of Grantor's interest in a certain tracts of land located in **Davidson** County, **Tennessee**, to wit:

PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS:

LAND IN DAVIDSON COUNTY TENNESSEE, BEING UNIT F-106, OF CALDWELL COURT CONDOMINIUMS CRATED UNDER TITLE 66, CHAPTER 27, SECTION 101, ET SEQ., AS AMENDED, TENNESSEE CODE ANNOTATED AS ESTABLISHED BY A MASTER DEED, OF RECORD IN BOOK 6188, PAGE 744, 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 EXHIBIT A-1 OF SAID MASTER DEED. REFERENCE IS HEREBY MADE TO THE PLAT OF CALDWELL COURT CONDOMINIUM SET FORTH IN EXHIBIT A-2 OF SAID MASTER DEED FOR A MORE COMPLETE IDENTIFICATION AND DESCRIPTION OF SUCH UNIT.

BEING THE SAME PROPERTY CONVEYED TO M. LEE MAYO, JR. AND WIFE, DIANNE S. MAYO, BY WARRANTY DEED FROM CYNTHIA L GREEN PERRYMAN AND HUSBAND, KIMMY PERRYMAN, RECORDED ON THE 29TH DAY OF JULY, 1991 IN DEED BOOK 8407, PAGE 323, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is made subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

Parcel ID # **147-2-B 108.00 CO**
☒ Improved OR
☐ Unimproved property located at: **550 Harding Place Unit F106, Nashville, TN 37211**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Witness our hands on this the **8th** day of **February, 2007.**

M. Lee Mayo Jr.
M Lee Mayo Jr.

Dianne S. Mayo
Dianne S Mayo

Davidson County DEEDWARR
Recvd: 03/02/07 11:35 2 pgs
Fees:13.00 Taxes:111.00
20070302-0025932

STATE OF **Tennessee** COUNTY OF **Davidson**

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **M Lee Mayo Jr. and Dianne S Mayo** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Deed.

Witness my hand and Notarial Seal on this the **8th** day of **February, 2007.**

Notary Public

My Commission Expires: 10/2/10

ASHLEY BUSH STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

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STATE OF **Tennessee**

COUNTY OF **Davidson**

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$30,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

ASHLEY BUSH STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Subscribed and sworn to before me on this the **8th** day of **February, 2007.**

Notary Public

My Commission Expires: 10/2/10

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Owner's Name: **Alex Schauffert**

and Address: **550 Harding Place Unit F106, Nashville, TN 37211**

Mail tax bills to, (Person or Agency responsible for payment of taxes)

Alex Schauffert
517 Gordon Court
Benicia, CA 94510