6070242

Davidson County DEEDWARR
Recvd: 05/30/07 12:19 2 pgs
Fees:13.00 Taxes:481.00
20070530-0064066

This Instrument Prepared By:
Elite Title Company, LLC
109 West Park Drive, Suite 350
Brentwood, TN 37027
6070242

Send Tax Bills To:
Bank of America
P.O. Box 35140
Louisville, KY. 40202

New Owner is:
Erik S. Schaffer
3393 Mimosa Drive
Nashville, TN 37211

MAP & Parcel: 133-08-0-023.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Annette M. Sledge, unmarried**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Erik S. Schaffer, an unmarried person** , hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Property Address: **3393 Mimosa Drive, Nashville, TN 37211**

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Being Lot No. 103 on the Plan of Glencoe Acres, Section I, as of record in Book 1835, page 136, 137, and 138, Register's Office for said County.

Said Lot fronts 90 feet on the southerly side of Mimosa Drive and runs back 178.8 feet on the easterly line and 185.7 feet on the westerly line to the right of way of the N.C. & St. L. Railroad on which it measures 80 feet.

Being the same property conveyed to Joseph Thomas Sledge and wife, Annette M. Sledge, by Warranty Deed from Jerry R. Hall and wife, Claytie J. Hall, of record in Book 3398, page 46, Register's Office for Davidson County, Tennessee, date May 21, 1962 and recorded May 25, 1962. This information was retrieved from the Davidson County Register of Deeds Office.
John Thomas Sledge now being deceased.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

AMS

Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 24th day of May, 2007.

GRANTOR(S):

Annette M Sledge

ANNETTE M. SLEDGE

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Annette M. Sledge, unmarried** , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 24th day of May, 2007.

PEGGY S. HILL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN My Commission Expires July 25, 2009

Peggy S. Hill

NOTARY PUBLIC
My Commission Expires: 07-25-09

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is **$130,000.00**.

AFFIANT

SWORN TO and subscribed before me this 24th day of May, 2007.

PEGGY S. HILL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN My Commission Expires July 25, 2009

Peggy S. Hill

NOTARY PUBLIC
My commission expires: 07-25-09