WARRANTY DEED

BILL OHRRELL, Davidson County
Trans:T20100009035 DEEDWARR
Recvd: 02/16/10 09:31 2 pgs
Fees:13.00 Taxes:745.55

20100216-0011555

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $201,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF FEBRUARY, 2010.

Notary Public

MY COMMISSION EXPIRES: 11/7/12

(AFFIX SEAL)

SHAUNA DANIELS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Trista Forsterling		**146-4-60**
Chad McClarnon	CMB Mortgage	
(NAME)	(NAME)	
4713 Richmar Court	27001 Agoura Rd #200	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Calabasas Hills CA 91301	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Daniel Evan Schafer in his capacity as Executor of The Estate of Thomas Anton Schafer**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Trista Forsterling, unmarried and Chad McClarnon, unmarried as tenants in common with right of survivorship**, HEREINAFTER CALLED THE GRANTEES, 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 Lot No. 763 on the Plan of Caldwell Hall, Section XII, as of record in Book 3300, page 57, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Thomas A. Schafer and wife, Eudora J. Schafer by deed from Wilmer S. Wallick and wife, Mary E. Wallick of record in Instrument No. 200008070078079 Register's Office for Davidson County, Tennessee. The said Eudora Jones Schafer predeceased her husband, Thomas Anton Schafer, who acquired the entire fee simple estate as the surviving tenant by the entirety. The said Thomas A. Schafer died on August 8, 2008 leaving a Last Will and Testament that was filed of record in Instrument No. 20081104-0109648 Register's Office for Davidson County, Tennessee, and admitted to Probate in Davidson County Seventh Circuit Court (Probate Division) under Docket No. 08P1512. Pursuant to an order entered in said case on February 5, 2010, the court approved the sale of the subject property and authorized the Executor, Daniel Evan Schafer, to execute any and all documents necessary to consummate the sale of the subject property.

Subject to current years taxes, restrictions, easements, covenants and/or rights of way of record in said Register's Office.

unimproved ☐

This is improved ☒ property, known as **4713 Richmar Court, Nashville, TN 37211**

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs 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 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 8th day of February, 2010.

Daniel Evan Schafer, Executor of The Estate of Thomas Anton Schafer

By: Daniel Evan Schafer, Executor of The Estate of Thomas Anton Schafer

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 Daniel Evan Schafer, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that in his capacity as executor of the Estate of Thomas Anton Schafer he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 8TH DAY OF FEBRUARY, 2010.

Commission expires: 3-4-13

Notary Public



Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212