Record and Return to:
Prepared By:
Chapman and Rosenthal Title, Inc.
3817 Bedford Avenue, Suite 140
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20100017796 DEEDWARR
Recvd: 03/26/10 13:04 2 pgs
Fees:13.00 Taxes:2312.50
20100326-0022752

WARRANTY DEED

Kate Rosenthal STATE OF TENNESSEE NOTARY PUBLIC Sumner County

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$625,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF MARCH, 2010.

Notary Public

MY COMMISSION EXPIRES: 11/24/10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Blvd., Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Fraser Schaufele	new owner	**117060014.00**
(NAME) **2300 Sterling Road**	(NAME)	
(ADDRESS) **Nashville, TN 37215**	(ADDRESS)	
(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, **Robert Fletcher Lance, and Diane S. Lance, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Fraser Schaufele, and Allison Schaufele, husband and wife**, 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. 8 of Block 9, on the Plan of A Development of the Stokes Tract, as record in Book 974, Page 24, Register's Office for Davidson County, Tennessee.

Said Lot No. 8 fronts 100 feet on the southerly side of Sterling Road and runs back 244.3 feet on the westerly line and 245 feet on the easterly line, with the westerly margin of 23rd Avenue, South, to a dead line, measuring 100 feet thereon.

Being the same property conveyed to Robert Fletcher Lance, and Diane S. Lance, husband and wife by deed dated December 8, 2000 from Curtis J. Hagenau and wife, April H. Hagenau of record in Instrument No. 20001221- 0125139, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as **2300 Sterling Road, Nashville, TN 37215**
(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 our hands this **24th day of March, 2010**.

Robert Fletcher Lance

Diane S. Lance

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, of State and County aforesaid, personally appeared **Robert Fletcher Lance and Diane S. Lance, husband and wife** with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be the person who executed the foregoing instrument for the purpose therein contained, and that they executed the same as their free act and deed.

Witness my hand and official seal at Nashville, Tennessee this 24th day of March, 2010.

Commission expires: May 6, 2013

J. DYKE TATUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

J. Dyke Tatum Notary Public