THIS INSTRUMENT WAS PREPARED BY Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 410 Nashville, TN 37203	STATE OF TENNESSEE COUNTY OF _____ THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 260,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31 DAY OF March, 2011 Notary Public My Commission Expires 01/09/2012 COMMISSION EXPIRES: _____ (AFFIX SEAL)

RYAN HUNTER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andrea M. Jacobson		MAP 083-10-0
1618 Forrest Avenue	New Owner	PARCEL 182.00
Nashville, TN 37206		
(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, **Susan Schaeffer, unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Andrea M. Jacobson, unmarried**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 37 on the Plan of Lockeland, The Chadwell Home Place, of record in Plat Book 57 page 135, in the Registers Office for Davidson County, Tennessee.

Said Lot No. 37 fronts 50.0 feet on the southerly margin of Forrest Avenue and extends back between parallel lines 150.0 feet to an alley.

Being the same property conveyed to Susan Schaeffer, unmarried, by deed from Paul D. Krivacka and wife Caroline R. Krivacka, of record in Book 11217 page 574, in the Registers Office for Davidson County, Tennessee, dated November 6, 1998.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

BILL GARRETT, Davidson County
Trans:T20110015616 DEEDWARR
Recvd: 03/16/11 11:33 2 pgs
Fees:13.00 Taxes:962.00
20110316-0020684

This is ( ) UNIMPROVED
(X) IMPROVED property known as 1618 Forrest Avenue, Nashville, TN 37206.

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 the 1st day of March, 2011.

Susan Schaeffer

STATE OF TENNESSEE
COUNTY OF SHELBY

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Susan Schaeffer** the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that SHE executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 1ST day of March, 2011.

My Commission Expires: **My Commission Expires April 6, 2014**

Notary Public

MARK T. WEBER
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

STATE OF TENNESSEE
COUNTY OF ____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that_____ executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 3rd day of March, 2011.

My Commission expires: _____

Notary Public