File No. 12060522

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120048457 DEEDWARR
Recvd: 07/02/12 10:27 2 pgs
Fees:13.00 Taxes:1109.63

20120702-0057729

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $299,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF JUNE, 2012.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires MAY 20, 2014

THIS INSTRUMENT WAS PREPARED BY
J. D. Kious, Attorney
Lawyers Land & Title Services, LLC
500 N. Walnut St.
Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cindy Comperry	Fifth Third Mortgage Co.	118-05-199.00
(NAME)	(NAME)	
917 Battlefield Drive	5001 Kingsley Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	Cincinnati, OH 45227	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **John H. Shafer and wife, April Shafer,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Cindy Comperry, an unmarried woman,** hereinafter called the GRANTEE, her 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 3, Block H, Battlefield Estates, Section No. 2, as shown on plat of record in Plat Book 843, page 108, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to John H. Shafer and wife, April Shafer by Warranty Deed from Rebecca M. Titterton and David Bryan Jennings of record in Instrument No. 20050722-0085590 Register's Office for Davidson County, Tennessee.

This conveyance is subject to Joint Driveway Agreement providing for ingress and egress of record in Book 5316, page 706, Register's Office for Davidson County, Tennessee.

This conveyance is further 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.

This is improved ☐ property, known as 917 Battlefield Dr., Nashville, TN 37204
(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 GRANTEE, her heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, her 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 29th day of June, 2012.

John H. Shafer

April Shafer

April Shafer

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 John H. Shafer and April Shafer, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person described herein, and who acknowledged that they executed the foregoing instrument for the purpose therein contained.

Witness my hand at office this 29th day of June, 2012.

Commission expires: 1-5-16

Notary Public

File Number: 12050465

RETURN TO:

Lawyers Land & Title Services, LLC
500 North Walnut Street
Murfreesboro, TN 37130

Jay H. Smith
STATE OF TENNESSEE NOTARY PUBLIC
Davidson County