Record & Return To: Realty Title & Escrow Co., Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120092586 DEEDWARR
Recvd: 12/04/12 13:50 2 pgs
Fees:13.00 Taxes:869.50
20121204-0111533

R-FK-12-1400

KAREN McCALLA NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

STATE OF Tennessee
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00

Affiant

Subscribed and sworn to before me, this 3rd Day of December 2012

Notary Public

MY COMMISSION EXPIRES: April 12, 2015
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tammy LaFever	New Owner (NAME)	
1400 Haysboro Avenue (ADDRESS)	(ADDRESS)	
Nashville, TN 37216 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	61-04-0-124

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we MATTHEW JAMES SCHAAF AND JENNIFER N. SCHAAF, HUSBAND AND WIFE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto TAMMY LAFEVER, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN THE 11TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING KNOWN AS PART OF THE NORTHEASTERLY PART OF TRACT 3 OF THE MCGAUGHEY'S LANDS, NOT OF RECORD, SHOWN AS AN UNNUMBERED TRACT ON THE PLAN OF A.J. MCGAUGHEY'S SECOND HAYSBORO SUBDIVISION, AS OF RECORD IN BOOK 547, PAGE 43, REGISTERS OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DESCRIBED ACCORDING TO A SURVEY BY RICHARD B. OMOHUNDRO, DATED NOVEMBER 20, 1971, AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY CORNER OF THE INTERSECTION OF HAYSBORO AVENUE AND TANGLEWOOD DRIVE; THENCE WITH THE MARGIN OF SAID AVENUE, EASTERLY 150 FEET TO AN IRON PIN, BEING THE PROPERTY NOW OR FORMERLY OWNED BY MAX SHAVER, OF RECORD IN BOOK 4112, PAGE 593; THENCE ALONG HIS WESTERLY LINE, SOUTHERLY 166 FEET TO AN IRON PIN IN THE PROPERTY NOW OR FORMERLY OWNED BY KIRK ROBINSON, BY DEED OF RECORD IN BOOK 2336, PAGE 517; THENCE ALONG HIS LINE, WESTERLY 167 FEET TO AN IRON PIN IN THE EASTERLY MARGIN OF TANGLEWOOD DRIVE; THENCE WITH THE MARGIN OF SAME, NORTHWARDLY 150 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO MATTHEW JAMES SCHAAF AND JENNIFER N. SCHAAF, HUSBAND AND WIFE BY DEED FROM LARRY G. WOMACK OF RECORD AS INSTRUMENT NO. 20090909-0084464, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED SEPTEMBER 1, 2009, RECORDED SEPTEMBER 9, 2009.

THIS CONVEYANCE IS SUBJECT TO A) 2012 PROPERTY TAXES AND SUBSEQUENT, WHICH ARE ASSUMED BY THE GRANTEE(S) HEREIN; B) INSTRUMENTS OF RECORD IN PLAT BOOK 547, PAGE 43; SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 1400 Haysboro Avenue, Nashville, Tennessee 37216
(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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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/our hand(s) this 30th day of November, 2012.

Matthew James Schaaf

Jennifer N. Schaaf

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Matthew James Schaaf and Jennifer N. Schaaf, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th day of November, 2012.

Notary Public

My Commission Expires: 5-20-14

(SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

~~RETURN TO:~~
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903