WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130030661 DEEDWARR
Recvd: 04/15/13 13:14 2 pgs
Fees:13.00 Taxes:1609.50
20130415-0037146

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $435,000.00

Hillary Torrence
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of April, 2013.

Notary Public

MY COMMISSION EXPIRES: 4-3-2015
(AFFIX SEAL)

EMILY H. PROPHET
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Antonio Mineo	Shetter Mortgage Co	14414001400
(NAME)	(NAME)	
2212 Chickering Lane	2550 Meridian Blvd Suite 100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215-5404	Franklin, TN 37067	
(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(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **John Newcomb Schaffner Jr. and Marie Clay Schaffner, Co-Executors of the Estate of Charlot W. Schaffner**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Antonio Mineo and Jennifer Mineo, husband and wife**, hereinafter called the GRANTEE(S), their heirs and/or 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. 21 on the Plan of Chickering Valley, as of record in Plat Book 2331, pages 121, 122 and 123, 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 John N. Schaffner and wife, Charlot W. Schaffner by Deed from Edward R. Sczesny and wife, Constance Sczesny, dated 12/23/1964 and filed for record on 12/28/1964 in Book 3846, Page 35, Register's Office for Davidson County, Tennessee.

The said John N. Schaffner predeceased Charlot W. Schaffner leaving her the sole surviving tenant by the entirety. The said Charlot W. Schaffner died testate on 07/17/2012 devising subject property to John Newcomb Schaffner Jr. and Marie Clay Schaffner Co-Executors as evidenced by the Last Will and Testament of Charlot W. Schaffner filed in Docket No 12P1653, in the Probate Court Clerk's Office for Davidson County.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
All matters as set forth per Plat Book 2331, Page 121, Plat Book 2331, Page 122, Plat Book 2331, Page 123, said Register's Office.
Agreement for Dedication of Easement for Sanitary Sewer And/or Storm Drainage of record in Book 7796, Page 582, said Register's Office.
County of Davidson taxes for the year 2013 and subsequent years, a lien not yet ascertainable, due or payable.

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.

unimproved ☐

This is improved ☑ property, known as 2212 Chickering Lane, Nashville, TN 37215-5404
(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/or 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/or 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 12th day of April, 2013.

John Newcomb Schaffner, Jr., Co-Executor

Marie Clay Schaffner, Co-Executor

State of Tennessee
County of Williamson

Personally appeared before me John Newcomb Schaffner Jr. and Marie Clay Schaffner, Co-Executors of the Estate of Charlot W. Schaffner, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 12th day of April, 2013.

Notary Public
My Commission Expires: 9/25/13

DONALD E. BARRETT, JR. NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027