(2)

BILL GARRETT, Davidson County
Trans:T20130099343 DEEDWARR
Recvd: 11/22/13 13:20 2 pgs
Fees:13.00 Taxes:1165.50
20131122-0120511

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Susan L. Schaefer
6 Todgers Court
Brentwood, Tennessee 37027

SEND TAX BILL TO:
Owner

MORTGAGEE:
Synovus Mortgage Corp.
2204 Lakeshore Drive, Suite 325
Birmingham, AL 35209

MAP 172-1
GROUP A
PARCEL 3.00co

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Danica V. Trifunovic, unmarried (also known as Donna V. Trifunovic),** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Susan L. Schaefer, 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 No. 3 on the revised Plat of Copperfield, of record in Plat Book 6900, page 555, and revised in Book 6900, page 559, Register's Office, Davidson County, Tennessee to which plat reference is hereby made for a more complete and accurate legal description of said lot.

Being the same property conveyed to Danica V. Trifunovic, unmarried by deed from Hedge Hjeldheim and wfie, Esther L. Wallace, dated 10/19/04 and recorded 10/26/04 of record in Instrument No. 20041026-0128779, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2013 and subsequent years.

This is **improved** property known as **6 Todgers Court, Brentwood, Tennessee 37027.**

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, GRANTOR does covenants with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR, does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and 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 my hand this the **20th** day of **November, 2013**.

Danica V. Trifunovic
By: Ariane T. Montemuro attorney in fact.

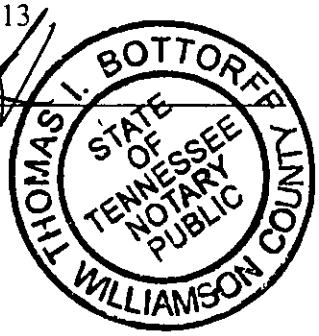
Danica V. Trifunovic (also known as Donna V. Trifunovic) by Ariane T. Montemuro, her Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Ariane T. Montemuro**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she is the Attorney in Fact for **Danica V. Trifunovic (also known as Donna V. Trifunovic)**, the bargainor, and that as said Attorney in Fact, she executed the within Deed on her behalf for the purposes therein contained by signing the name of **Danica V. Trifunovic (also known as Donna V. Trifunovic)** as her free act and deed.

WITNESS my hand and official seal this 20th day of November, 2013.

Thomas I. Bottorff
NOTARY PUBLIC



My Commission Expires: 11/24/2013

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $315,000.00.

AFFIANT

Subscribed and sworn to before me on this 20th day of November, 2013.

NOTARY PUBLIC

My Commission Expires: 03-07-17

