BILL GARRETT, Davidson County
Trans:T20140018426 DEEDWARR
Recvd: 03/19/14 11:57 2 pgs
Fees:13.00 Taxes:277.50
20140319-0022708

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-19467

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,000.00

This instrument prepared by information provided by the parties without the benefit of a title search. Preparer makes no guaranty as to the validity or accuracy of the information contained herein.

KIMBERLY D. HICKS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 DAY OF MARCH, 2014

Notary Public

MY COMMISSION EXPIRES: 4-12-14

(AFFIX SEAL)

File No.: ALW-13-829-SCHAEFER

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lee Wood Schaefer	New Owner	p/o 102-15-037.00
(NAME)	(NAME)	
722 Newberry Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(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, I/WE, **LEANN WINESKE, A SINGLE PERSON**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **LEE WOOD SCHAEFER**, 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:

Being a portion of a tract of land lying in Nashville, Davidson County, Tennessee, also known as Map 102-15, Parcel 37, and being a portion of Lot 187 of the PLAN OF HORTON HEIGHTS, SECTION B, as recorded in Book 2133, Page 70, R.O.D.C, and being more particularly described as follows:
Beginning at an old iron rod, said point being the Southeast corner of Lot 187 and being a common corner with Lot 188 on said plat:
Thence, with the South line of said Lot 187, SOUTH 63 DEGREES 06 MINUTES 42 SECONDS WEST, 105.03 feet to an old iron rod;
Thence, NORTH 31 DEGREES 40 MINUTES 00 SECONDS WEST, 128.84 feet to a common corner with Lot 186;
Thence, with the common line between Lot 186 and 187, NORTH 28 DEGREES 33 MINUTES 42 SECONDS EAST, 149.28 feet to a new severance line;
Thence, SOUTH 31 DEGREES 12 MINUTES 47 SECONDS EAST, 192.93 Feet to the East line of Lots 187 and 188;
Thence, with the common line between Lot 187 and 188, SOUTH 19 DEGREES 33 MINUTES 42 SECONDS WEST, 30.00 feet, to the point of beginning and containing 21,778 Square Feet, or 0.500 Acres, according to a survey dated January 31, 2014 by Weatherford and Associates, LLC, P.O.Box 8248, Hermitage, TN 37076, Paul G. Weatherford, RLS, TN RLS#1941

Subject property is also known as part of Lot 3 on the plan of Re-Subdivision of Lots 186 and 187, Plan of Horton Heights, Section B, of record in Instrument Number 20140210-0011371, in the Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Leann Wineske, a single person, by Warranty Deed from John M. Finke, a married man, executed July 2, 2013, of record in Instrument No. 20130705-0069542, Register's Office Davidson County Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

unimproved ☒
This is improved ☐ property, known as Part of 829 West Hillwood Drive, Nashville, TN 37205

(House Number) (Street) (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 GRANTEES, 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 ____ day of March, 2014.

Leann Wineske

STATE OF Tennessee
COUNTY OF Davidson

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

Witness my hand and official seal, this the 13 day of March, 2014.

Notary Public
My Commission Expires: 10/18/16

ADAM G. LaFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RETURN TO:

Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203
(615)515-7171