WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/04/14 14:27 2 pgs
Fees:13.00 Taxes:1426.35
20140804-0069763

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $385,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of July 2014.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

REBECCA MOSS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY MY COMMISSION EXPIRES SEPTEMBER 18, 2015

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
Richard J. McNeil Jr.	Richard J. McNeil JR	10215012200
(NAME)	(NAME)	
780 Newberry Road	780 Newberry Road	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	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, we, **Lee W. Schaefer, a single man** , hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Richard J. McNeil Jr. and Amy S. McNeil, 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. 2, on the plan of Re-Subdivision of Lots 186 and 187, Plan of Horton Heights, Section B, as shown on plat appearing of record in Instrument 201402100011371, said Register's Office, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being part of the same property conveyed to James Joseph Reese and wife, Mary K. Hostettler Reese by Installment Deed dated 12/03/1953 from Thomas C. Summers, Trustee of record in Book 2242, Page 39, Register's Office for Davidson County, Tennessee.
Being part of the same property conveyed to Lee W. Shaefer, a single man by Warranty Deed dated 01/15/2014 from Mary K. Hostettler Reese and Mark Katherine Reese being and one and the same person of record in Instrument 201401170004872, and by Affidavit of Scrivener's Error correcting Grantee's name to Lee W. Schaefer, a single man of record in Instrument 201402040009965, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All matters as set forth per Plat Book 2133, Page 70 and Instrument 201402100011371, said Register's Office.
Restrictions of record in Book 2200, Page 490, said Register's Office.
County of Davidson taxes for the year 2014 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 780 Newberry Road, Nashville, TN 37205

(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 my hand this 25th day of July, 2014.

Lee W. Schaefer

State of Tennessee
County of Williamson

Personally appeared before me Lee W. Schaefer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 25th day of July, 2014.

Notary Public
My Commission Expires: 11/19/17

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

WILLIAMSON COUNTY TENNESSEE NOTARY PUBLIC STATE OF K. THOMAS SUDDUTH

True Copy Certification
I, Connie Buchanan, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Connie Buchanan

State of Tennessee / County of Wilson SS:
Personally appeared before me, Rebecca Moss, a notary public for this county and state, Connie Buchanan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rebecca Moss

My Commission Expires: 12/18/17

REBECCA MOSS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES DECEMBER 18, 2017