Davidson County DEEDWARR Recvd: 10/02/14 15:41 3 pgs Fees:18.00 Taxes:1165.50 **20141002-0091319**	

1416--

THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 31975-09-2014**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $315,000.00. Affiant Subscribed and sworn to before me this 30th day of September, 2014. Notary Public My Commission Expires:

SELINA HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON, TENN.
My Comm. Expires May 5, 2015

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Kerri E. Davis 139 Jefferson Square Nashville, TN 37215	New Owner	Map and Parcel No.: 131 050 A 13900 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **William J. Schaedle**, married ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kerri E. Davis** ("Grantee"), her heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

* and Carlton Davis

This is improved property located at 139 Jefferson Square, Nashville, TN 37215.

(12)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, her heirs and assigns, forever.

And Grantor covenants that he is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds himself, his heirs and assigns to warrant and forever defend the title to said real estate to Grantee, her heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Sarah G. Schaedle joins in the execution of this instrument for the purpose of conveying all of her interest, marital or otherwise, in the subject property.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 30th day of September, 2014.

William J. Schaedle

Sarah G. Schaedle

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **William J. Schaedle and Sarah G. Schaedle**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of September, 2014.

Notary Public
My Commission Expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires November 6, 2017

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 139 on the Plan of Section One, Jefferson Square Townhomes, of record in Plat Book 4675, page 12, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Jefferson Square Section One, a horizontal property regime established by Master Deed of record in Book 4731, page 332, amended in Book 5826, page 693; Book 8550, page 3; and Instrument No. 20051027-0130020, said Register's Office.

Being the same property conveyed to William J. Schaedle, unmarried, by deed dated June 30, 2009, from Martha B. Olsen, n.k.a. Larkin, and husband Larry Larkin, of record in Instrument No. 20090702-0061595, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2014, a lien, but not yet due and payable. Map and Parcel No. 131 050 A 13900 CO.
2. By-Laws of Jefferson Square, Section One, of record in Book 4731, page 341, amended in Book 5676, page 31, Book 5700, page 719, Book 8036, page 54, Book 8057, page 179, Book 8231, page 418, Book 8550, page 973, Book 9276, page 249, and Book 10355, page 306, Register's Office for Davidson County, Tennessee.
3. Charter of Incorporation of Jefferson Square (Section One) of record in Book 8485, page 642, Book 8556, page 701, Instrument No. 20000209-0013274 and Instrument No. 20000209-0013275, Register's Office for Davidson County, Tennessee.
4. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Jefferson Square (Section One), of record in Book 4731, page 332, amended in Book 5826, page 693, Book 8550, page 3 and Instrument No. 20051027-0130020, Register's Office for Davidson County, Tennessee.
5. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
6. All matters appearing on the Plan of record as Book 4675, page 12, Register's Office for Davidson County, Tennessee.
7. Overhead line easement of record in Instrument No. 20020122-0008268, Register's Office for Davidson County, Tennessee.

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