BILL GARRETT, Davidson County
Trans:T20150030280 DEEDQC
Recvd: 04/22/15 08:24 1 pgs
Fees:12.00 Taxes:0.00
20150422-0035744

NATALIE A LEWIS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Elizabeth A. Garrett
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF April, 2015.

Natalie A. Lewis
Notary Public

(AFFIX SEAL)

QUITCLAIM DEED

THIS INSTRUMENT WAS PREPARED BASED UPON INFORMATION PROVIDED BY THE PARTIES BY
Elizabeth A. Garrett, Attorney, 214 Second Avenue, North, Suite 103, Nashville, Tennessee 37201

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Roxanne Ramsey Schaefer	**Roxanne Ramsey Schaefer**	**44-15-0 / 404.00**
(NAME) **1106 Overton Street**	(NAME) **1106 Overton Street**	
(ADDRESS) **Old Hickory, Tennessee 37138**	(ADDRESS) **Old Hickory, Tennessee 37138**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

JONATHAN SCHAEFER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

ROXANNE RAMSEY SCHAEFER

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No 21 Section "B" Village of Old Hickory, as Shown on Plan of record in Book 1424, page 67, Register's Office for Davidson County, Tennessee, fronting 86 feet on Overton Street, containing 0.11 acres more or less.

Being all the same property conveyed to Jonathan Schaefer and Roxanne Ramsey by Deed from David K. Keefer and wife, Tracey M. Keefer, of record as Instrument #20060626-0075735, Register's Office for Davidson County, Tennessee.

The herein described property is subject to the following:

All matters shown on the Plan of record in Book 1424, page 67, said Register's Office. Telephone line easement of record in Book 662, page 743, said Register's Office. Right-of-way easement of record in Book 626, page 556, said Register's Office. Restrictions and Easements of record in Book 1788, page 157, and Book 2027, page 342, said Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: SUCH LIMITATIONS, RESTRICTIONS, AND ENCUMBRANCES AS MAY AFFECT THE PREMISES.

This is improved / X unimproved property, known as 1106 Overton Street, Old Hickory, Tennessee 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 this ____ day of _____, 201__.

Jonathan Schaefer

STATE OF TENNESSEE:
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said State and County, Jonathan Schaefer, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument and acknowledged that he executed the within instrument for the purposes therein contained as his own free act and deed.

Witness my hand and official seal at Nashville, Tennessee this 27th day of February 2015.

NATALIE A LEWIS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Natalie A. Lewis
Notary Public