THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 15074623**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $399,900.00. Affiant Subscribed and sworn to before me, this 31st day of July, 2015. Notary Public My Commission Expires:

BILL GARRETT, Davidson County
Trans:T20150065992 DEEDWARR
Recvd: 08/10/15 09:13 2 pgs
Fees:13.00 Taxes:1479.63
20150810-0079307

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

WARRANTY DEED

Address New Owner: Shaffer Home Services, LLC 1125 Glenwood Avenue Nashville, TN 37204	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 145-12-0-028.00

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, **C. William Deckner aka Charles William Deckner and Patricia O. Deckner aka Patricia O'Steen Deckner, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Shaffer Home Services, LLC, a Tennessee Limited Liability Company**, ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 18, LAKEVIEW MANOR, as shown on plat of record in Plat Book 2133, Pages 39, 40 and 41, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to C. William Deckner and wife, Patricia O. Deckner by Warranty Deed from Carolyn Delbridge, a widow, recorded on the 19th day of April, 1985 in Deed Book 6537, Page 36, in the Register's Office of Davidson County, Tennessee. Charles William Deckner having named Patricia O'Steen Deckner as his true and lawful Attorney-in-Fact. Said Durable Power of Attorney having been recorded in Instrument No. 20010723-0077913, Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of LAKEVIEW MANOR, as recorded in Plat Book 2133, Page(s) 39, 40 and 41.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 4184, Page 204.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage as set forth in instrument recorded in Book 7946, Page 901.

This is improved property located at 1017 NORFLEET DR Nashville TN 37220-1409

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

And Grantor covenants that it 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 31st day of July, 2015. C. William Deckner aka Charles William Deckner by Patricia O'Steen Deckner, his attorney in fact

C. William Deckner aka Charles William Deckner by Patricia O'Steen Deckner, his Attorney-in-Fact

Patricia O. Deckner aka Patricia O'Steen Deckner
Patricia O. Deckner aka Patricia O'Steen Deckner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Patricia O. Deckner aka Patricia O'Steen Deckner, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-fact for C. William Deckner aka Charles William Deckner, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 31st day of July, 2015.

Nathan L. Powers
Notary Public

My Commission Expires: 02/26/17

