BILL GARRETT, Davidson County
Trans:T20150094502 DEEDWARR
Recvd: 11/05/15 13:35 2 pgs
Fees:13.00 Taxes:947.94
20151105-0112906

WARRANTY DEED

Emily Kornbau
State of Tennessee Notary Public
Sumner County
My Commission Expires June 19, 2018

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $256,200.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF OCTOBER, 2015.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Scott Shaver and Julie Shaver	New Owner	126-15-0A-063.00CO
(NAME)	(NAME)	
7901 Boone Trace		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Maria Paula Fedler, and spouse and Christopher Joseph Fedler,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Scott Shaver and Julie Shaver, husband and wife,** 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:

Land in Davidson County, Tennessee, being Lot No. 275 on the Plan of Phase One Boone Trace at Biltmore of record in Book 7900, Page 667, Register's Office for said County, to which Plan reference is made for a more complete description.

Being the same property conveyed to Maria Paula Fedler and spouse, Christopher Joseph Fedler by deed dated March 18, 2010 from Spencer R. Aldridge, unmarried of record in Instrument No. 20100319-0020735, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 7901 Boone Trace, Nashville, TN 37221
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hands this 29th day of October, 2015.

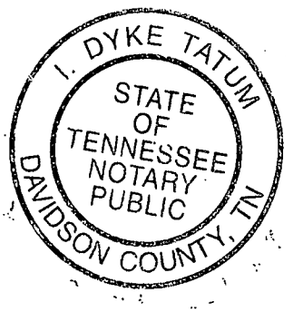
Maria Paula Fedler

Christopher Joseph Fedler

State of Tennessee
County of Davidson

Personally appeared before me Maria Paula Fedler and Christopher Joseph Fedler, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 29th day of October, 2015.



Notary Public I. Dyke Tatum
My Commission Expires: May 08, 2017

File No.: 15-7901Boone