WARRANTY DEED

File #16233

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
220 Westgate Circle, Suite 150
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20160064477 DEEDWARR
Recvd: 07/27/16 09:45 2 pgs
Fees:13.00 Taxes:1017.50
20160727-0077159

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF JULY, 2016.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018

THIS INSTRUMENT WAS PREPARED BY (And Return To):
American Title & Escrow Services, LLC
7101 Sharondale Court, Suite 200
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Manda Mitchell	New Owner	-092-13-0-124.00
(NAME)	(NAME)	
3802 Elkins Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209-3718		
(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, I, **Rachel Schaffer Lawson, married and Patricia A. Schaffer, married,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Manda Mitchell, an unmarried woman,** HEREINAFTER CALLED THE GRANTEE, HER 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. 2, Block 19 on the Plan of Charlotte Park 2nd Addition of record in Plat Book 57, Page (s) 160 and 161, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Rachel Schaffer, an unmarried woman and Patricia A. Shaffer, a married woman by Warranty deed from Shelia Hughes an unmarried person of record in Instrument No. 20121012-0093613 Register's Office for Davidson County, Tennessee, dated October 04, 2012 and recorded on October 12, 2012. Rachel Schaffer having since married Tyler Lawson, and is now known as Rachel Schaffer Lawson. Tyler Lawson joins in the execution of this instrument to quitclaim any interest he may have in the subject property to Grantee. The subject property has never been resided in by Patricia A. Schaffer or her spouse.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

unimproved ☐
This is improved ☒ property, known as 3802 Elkins Avenue, Nashville, TN 37209-3718
(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 hand this 20th day of July, 2016.

Rachel Schaffer Lawson

Rachel Schaffer Lawson

Patricia A. Schaffer by:
Rachel Schaffer Lawson attorney in fact

Patricia A. Schaffer by: Rachel Schaffer Lawson, attorney in fact

Tyler Lawson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, **Rachel Schaffer Lawson**, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of July, 2016.

My commission expires: 9-5-2016

Notary Public

DANIEL HEARD NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Rachel Schaffer Lawson**, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument on behalf of Patricia A. Schaffer for the purposes therein contained, and who further proved to me that she is the **Attorney in Fact** for Patricia A. Schaffer, and is authorized by Patricia A. Schaffer to execute this instrument on her behalf.

Witness my hand, at office, this 20th day of July, 2016.

My Commission Expires: 9-5-2016

Notary Public

DANIEL HEARD NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, **Tyler Lawson**, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of July, 2016.

My commission expires: 1/8/19

Notary Public

KELCY MORRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-8-2019