BILL GARRETT, Davidson County
Trans:T20160093716 DEEDWARR
Recvd: 10/24/16 14:16 2 pgs
Fees:13.00 Taxes:1493.14
20161024-0112214

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr. Ste 290
Brentwood, TN 37027
16-1566

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $403,550.00

Jerry D. Adcock
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 18th day of October, 2016

Notary Public
Commission Expires: 7-24-2019

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

Address of New Owner	Send Tax Bills To:	Map & Parcel
John Schafer 4602 Hedgewood Drive Nashville, TN 37216	Same as New Owner	061-08-0-093.00

WARRANTY DEED

FOR AND IN 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/WE,

Jerry D. Adcock and wife, Robbie Harris Adcock

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

John Schafer and Jenny Schafer,

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. 30 on the Plan of of Section Three, McGaughey Heights, as of record in Book 1835, Page 120, Register's Office for said County.

Said Lot No. 30 fronts 110 feet on the easterly side of Hedgewood Drive and extends back 341 feet on the northerly line and 381 feet on the southerly line, which is a broken line, to a dead line, measuring 104.6 feet thereon.

BEING the same property conveyed to Jerry D. Adcock and wife, Robbie Harris Adcock, by Installment Deed from John Donald McIntyre Gass, Trustee, dated 10/26/82 and recorded 10/27/82 in Book 5955, Page 955, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 4602 Hedgewood Drive, Nashville, TN 37216.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 18th day of October, 2016.

Jerry D. Adcock

Jerry D. Adcock

Robbie Harris Adcock

Robbie Harris Adcock

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Jerry D. Adcock and wife, Robbie Harris Adcock** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 18th day of October, 2016.

LARRY D. CRAIG
NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY, TENN.

(Notary Seal)

Notary Public
My Commission Expires: 7-24-2019