Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd, Suite 101
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 12/29/16 15:44 3 pgs
Fees:18.00 Taxes:777.00
20161229-0137136

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $210,000.00

Affiant

Subscribed and sworn to before me, this 28th **day of December, 2016.**

Notary Public
My commission expires: 11-5-18

STACEY DENSON PALMER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 5, 2018

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
John Patrick Shaffner	USAA	082-03-0-302.00
1002 Pennock Avenue	10750 McDermott Freeway	
Nashville, TN 37207	San Antonio, Tx 78288	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Travis Foster and Sarah Foster,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **John Patrick Shaffner and Julia Shaffner, husband and wife,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being part of Lots Nos. 9 and 10 in F. E. Mann's Addition to Nashville, as recorded in Book No. 161, Page 40, Register's Office for Davidson County, Tennessee.

Said property fronts 46 1/2 feet on Lot No. 9 and 3 1/2 feet of the north side of Lot 10 on the west side of Pennock Avenue beginning at a point in the west margin of Pennock Avenue 60 feet northerly from the Northwest corner of Vaughan Street and Pennock Avenue: running thence northerly with the said west margin 50 feet; thence at right angles westerly 145 feet and 4 inches to an alley; thence southerly along the easterly line of said alley 50 feet to a point, 60 feet from the north margin of Vaughan Street; thence easterly parallel with Vaughan Street 145 feet and 4 inches to the beginning.

Being the same property conveyed to Travis Foster and Sarah Foster by Substitute Trustee's Deed from Mary K. Alissandratos, Substitute Trustee, of record in Instrument No. 20020201-0014516, Register's Office of Davidson County, Tennessee.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises.

This property is improved property known as **1002 Pennock Avenue, Nashville, TN 37207.**

This conveyance is subject to the following: (1) State and County taxes for the year 2017, a lien, but not yet due and payable; (2) All matters appearing on the Plan of record in Plat Book 161, Page 40, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 the 27th day of December, 2016.

Travis Foster

Sarah Foster

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Travis Foster and Sarah Foster,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this the 27th day of December, 2016.

Notary Public

My Commission expires: 9-19-18

FILE NO: 2016124926

ANNETTE BELYEA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

True Copy Certification

I, Kristen Traini, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Sumner

Personally appeared before me, Darlene K. Suhrbier, a notary public for this county and state, Kristen Traini who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-27-19

Notary' Seal (if on paper)

DARLENE K. SUHRBIER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY