File Box 8

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

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Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans:T20170006428 DEEDWARR
Recvd: 01/23/17 14:20 2 pgs
Fees:13.00 Taxes:2035.00
20170123-0007231

W & I Ref: (DM) Title No.: 58779
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Kelley Lovelace Karen Lovelace 2229 N. Berry's Chapel Road Franklin, TN 37069	NEW OWNER

TAX MAP PARCEL NUMBERS: 09115035600

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$550,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Gregory Schiefer and Meredith J. Monsour Schiefer, husband and wife,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Kelley Lovelace and Karen Lovelace, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 608 on the Plan of Block 28, Charlotte Park Company's First Addition to Nashville, of record in Book 57, page 103, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Gregory S. Schiefer, unmarried and Meredith J. Monsour, unmarried, as joint tenants with rights of survivorship by Warranty Deed from David C. Liner and wife, Ruth E. Liner, dated September 14, 2012 and recorded on September 17, 2012 of record in Instrument No. 20120917-0084325, Register's Office for Davidson County, Tennessee. The said Meredith J. Monsour is now known as Meredith J. Monsour Schiefer.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2017, and subsequent years; All Matters shown on the Plan, with Owner's Certificate, of record in Book 57, page 103, said Register's Office.

This is improved property, known as 4707 Nevada Avenue, Nashville, TN 37209

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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 FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 20th day of January, 2017.

Gregory Schiefer **Meredith J. Monsour Schiefer**

State of Tennessee

County of Davidson

On this 20th day of January, 2017, before me the undersigned authority, personally appeared Gregory Schiefer and Meredith J. Monsour Schiefer, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires:

Notary

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-8-2019

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $550,000.00.

Affiant

Sworn and subscribed before me this 20th day of January, 2017.

My Commission Expires:

Notary

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-8-2019