Davidson County DEEDWARR
Recvd: 01/31/17 11:20 4 pgs
Fees:23.00 Taxes:6397.86
20170131-0010196

33426

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 16099184**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,729,151.71 Affiant Subscribed and sworn to before me, this 27th day of January, 2017. Notary Public My Commission Expires:

STATE OF TENNESSEE NOTARY PUBLIC EILEEN K. HOPKINS COUNTY OF DAVIDSON MY COMMISSION EXPIRES OCTOBER 7, 2019

WARRANTY DEED

Address New Owner: Daniel J. Hartle and Katherine T. Hartle 1017 Norfleet Drive Nashville TN 37220	Send Tax Bills To: ~~New Owner~~ Wells Fargo 6200 Park Ave Des Moines, IA 50321	Tax Information: Tax Parcel ID No. 145-12-0-028.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Shaffer Home Services, LLC, a Tennessee Limited Liability Company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Daniel J. Hartle and Katherine T. Hartle, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 18, as shown on the map entitled Lakeview Manor, of record in Plat Book 2133, pages 39, 40 & 41, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to SHAFFER HOME SERVICES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from C. WILLIAM DECKNER AKA CHARLES WILLIAM DECKNER AND PATRICIA O. DECKNER AKA PATRICIA O'STEEN DECKNER, HUSBAND AND WIFE, of record in Instrument No. 20150810-0079307, dated July 31, 2015, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2017 and subsequent years for Map-Par. 145-12-0-028.00.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Matters shown on the Plan of record in Plat Book 2133, pages 39-41, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7946, page 901, said Register's Office.

This is improved property located at 1017 Norfleet Drive Nashville TN 37220

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 27th day of January, 2017.

Shaffer Home Services, LLC

By: Vance Bryan Shaffer, Member

By: Vance Allan Shaffer, Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the State and County aforesaid, personally appeared Vance Bryan Shaffer and Vance Allan Shaffer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the members (or other officer authorized to execute the instrument) of Shaffer Home Services, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that they as such authorized members have executed the foregoing instrument for the purposes therein contained, by signing the name of the company by themselves as such aforesaid authorized members.

Witness my hand, at office, this 27th day of January, 2017.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES
SEPTEMBER 10, 2018

True Copy Certification

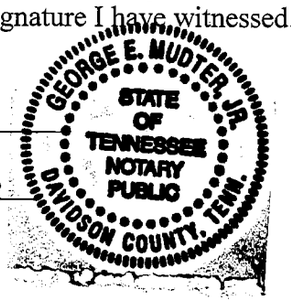
I, KELLY E. COX, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, GEORGE E. MUDTER, JR., a notary public for this county and state, KELLY E. COX, 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: 5/5/20
Notary Seal:



True Copy Certification

I, KELLY E. COX, 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.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L. THOMAS, a notary public for this county and state, KELLY E. COX, 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: _____
Notary Seal:

