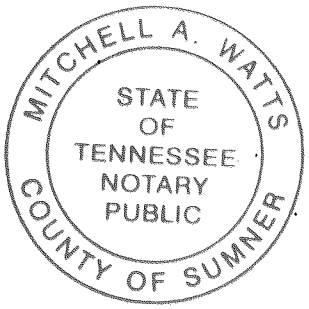
THIS INSTRUMENT PREPARED BY
BRANCH H. HENARD, III, ATTORNEY
306 GAY STREET, SUITE G3
NASHVILLE, TN 37201-1125

Davidson County DEEDWARR
Recvd: 02/07/17 10:44 3 pgs
Fees:18.00 Taxes:536.50
20170207-0012872



STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 6 DAY OF February, 2017.

NOTARY PUBLIC

My Commission Expires: 8.21.17

NAME AND ADDRESSES OF PROPERTY OWNER

Ian and Kimberly Schofinski
1133 Harold Drive
Nashville, Tennessee 37217

SEND TAX BILLS TO:

New Owner

MAP AND PARCEL NUMBER(S)

071-13-0-022.22

WARRANTY DEED

FOR AND IN CONSIDERATION of One and No/100 ($1.00) Dollar cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged by LELAND DALE HAGER, SR., EXECUTOR OF THE ESTATE OF LAURA HARPER, deceased, [hereinafter called GRANTOR], GRANTOR has this day bargained and sold and does hereby convey, to IAN SCHOFINSKI *et ux* KIMBERLY SCHOFINSKI* certain real property in Nashville, Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Patricia Heights, Section I of record in Plat Book 2331, Page (s) 130 and 131, 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 William E. Harper and wife, Laura A. Harper by Warranty deed from Peter A. Kersten and wife, Linda E. Kersten of record in Book 5759, page 650, Register's Office for Davidson County, Tennessee, dated June 19, 1981 and recorded on June 19, 1981. The said William E. Harper died January 25, 1998, leaving Laura A. Harper as surviving tenant by the entirety. The said Laura A. Harper died December 2, 2014, her estate having been probated in Docket No. 15P-1970 in the Probate Division of the Circuit Court for Davidson County, Tennessee, appointing Dale Hagar, Sr., aka Leland Dale Hagar, Sr. as Executor with full power to sell and convey.

Being improved property also known as 1133 Harold Drive, Nashville, Tennessee 37217.

This conveyance is subject to restrictions of record in Book 2542, Page 519, as amended in Book 6045,

* Husband and Wife

Page 421, Book 6067, Page 762, and Book 6887, Page 605, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

TO HAVE AND TO HOLD said property to the said Ian Schofinski *et ux* Kimberly Schofinski, and their heirs, and assigns, forever. GRANTOR covenants that GRANTOR is lawfully seized of the said property, has a good right to convey it, and that the same is unencumbered.

GRANTOR further covenants and binds GRANTOR, GRANTOR's heirs, assigns and representatives, to warrant and defend the title to said property to the said Ian Schofinski *et ux* Kimberly Schofinski and their successors in trust, and their assigns, forever, against the lawful claims of all persons.

IN WITNESS WHEREOF I have hereunto set my hand on this the 6 day of February, 2017.

Estate of Laura Harper

By: Leland Dale Hager, Sr., Executor of the Estate of Laura Harper, deceased, GRANTOR

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said County and State, Leland Dale Hager, Sr., Executor of the Estate of Laura Harper, deceased, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purpose therein contained, and who further acknowledged that he is the Executor of the Estate of Laura Harper and is authorized to execute this document on its behalf.

WITNESS MY HAND AND OFFICIAL SEAL AT NASHVILLE, TENNESSEE THIS 6 DAY OF February, 2017.

COMMISSION EXPIRES: 8.21.17

NOTARY PUBLIC

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

TRUE COPY CERTIFICATION

I, Jonathan R Medley, do herby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached documents 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 Williamson

Personally appeared before me, Barbara T. Hodge, a notary public for this county and state, Jonathan R. Medley who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires 10/2/17

Notary's Seal

BARBARA T. HODGE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires October 2, 2017