# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $266,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30th day of July 2017.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

**THIS INSTRUMENT WAS PREPARED BY**
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO(S). |
|---|---|---|
| Paul William Davis, Jr. | new owner | 041 06 0A 006.00 |
| (NAME) | (NAME) | |
| 1517 Constitution Ave | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37207 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of Two Hundred Sixty-Six Thousand And No/100 Dollars ($266,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Kerry W. Schafer, an unmarried man**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Paul William Davis, Jr, unmarried**, 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. 6 as shown on the Final Plat of Liberty Place Subdivision, of record as Instrument No. 20060606-0066841, Register's Office for Davidson County, Tennessee, as amended by that certain Surveyor's Certificate of Correction of record as Instrument No. 20060614-0070620 in said Register's Office, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Kerry W. Schafer, an unmarried man by Warranty Deed from Capitol Homes, Inc., a Tennessee Corporation dated February 28, 2008 and recorded March 17, 2008 as Instrument No. 20080317-0026825, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

File Number: GRN-173400SSO

BILL GARRETT, Davidson County
Trans:T20170060713 DEEDWARR
Recvd: 07/17/17 10:22 2 pgs
Fees:13.00 Taxes:984.20
20170717-0071447

unimproved ☐

This is improved ☒ property, known as 1517 Constitution Ave, Nashville, TN 37207

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 do covenant with the said Grantees that we 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; 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 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 our hands this 30th day of June, 2017

Kerry W. Schafer

STATE OF ~~TENNESSEE~~ RR South Dakota

COUNTY OF Minnehaha

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Kerry W. Schafer, an unmarried man, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th of June, 2017.

Notary Public

My Commission Expires: 7/13/22

(SEAL)

RENAE R. ROBBINS
NOTARY PUBLIC
SOUTH DAKOTA
SEAL SEAL

File Number: GRN-173400SSO