Prepared By:
Hyatt & Associates, PLC
Anderson & Associated Title, Inc.
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

WARRANTY DEED

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2019

STATE OF Tennessee
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00 .

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 29th DAY OF September, 2017.

(Affix Seal) Notary Public

My Commission Expires: _____

DAVIS-H17319

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
PROPERTY TITLE SERVICES, LLC
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075 (615-264-8727)

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Jeffrey S. Davis and Cara N. Davis, husband and wife	NEW OWNERS'S	062.09-0-019.00
3739 Cedarwood Drive		
Nashville, TN 37216		

Bill Garrett Davidson County
Batch# 9141 **DEEDWARR**
10/06/2017 08:53:00 AM 2 pgs
Fees: $13.00 Taxes: $1,480.00

20171006-0102690

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, SHELBY MISCHKE AND CLARENCE WALDON AND ANDREW MISCHKE, AS TENANTS IN COMMON, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto JEFFREY S. DAVIS AND CARA N. DAVIS, HUSBAND AND WIFE, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND in Davidson County, Tennessee, being the south 20 feet of Lot No. 19 and all of Lot No. 20 on the Plan of Riverwood Subdivision, of record in Book 547, Page 62, Register's Office for said County, to which plat reference is hereby made for a more particular description.

INCLUDED in the above description, but EXCLUDED therefrom is that portion having been conveyed to Frank M. Oakley, Jr. and wife, Jean B. Oakley, by Warranty Deed from James C. Arnold and wife, Betty A. Arnold and Ruby G. Bateman Uthman, recorded 08/16/88 in Book 7627, Page 996, said Register's Office, and being more particularly described as follows:

A tract of land in Davidson County, Tennessee, being the easternmost portion of the south 20 feet of Lot No. 19 and the easternmost portion of Lot No. 20 on the Plan of Riverwood Subdivision of record in Book 547, Page 62, Register's Office for Davidson County, Tennessee.

The property is triangular in shape and fronts 120 feet on the westerly side of a 30 foot avenue, and extends back 60 feet, more or less, on the northerly line to a point on the easterly margin of Cedarwood Drive as now located and fronts 138 feet, more or less, along the easterly margin of Cedarwood Drive to a point in the westerly side of said 30-foot avenue.

BEING the same property conveyed to Shelby Mischke and Clarence Waldon and Andrew Mischke, as tenants in common by deed from Jeff Davis and wife, Cara Davis of record at Book 201509090091751, recorded on 09/09/2015, Register's Office for Davidson County, Tennessee.

Clarence Waldon is a/k/a George C. Waldon.

( ) unimproved
This is (X) improved property known as 3739 Cedarwood Drive, Nashville, Tennessee 37216 .

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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/our hand(s) this 29th day of September, 2017 :

SHELBY MISCHKE

CLARENCE WALDON

ANDREW MISCHKE

STATE OF Tennessee

COUNTY OF SUMNER

Personally appeared before me, Rhonda M Hannah, a Notary Public in and for said County and State, the within named SHELBY MISCHKE AND CLARENCE WALDON AND ANDREW MISCHKE, AS TENANTS IN COMMON, 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 Sumner County, Tennessee, this 29th day of September, 2017.

Notary Public

My Commission Expires: _____

RHONDA M. HANNAH
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 6-18-2019