Bill Garrett Davidson County
Batch# 30961 DEEDWARR
11/29/2017 12:39:07 PM 2 pgs
Fees: $13.00 Taxes: $1,331.63
20171129-0121748

THIS INSTRUMENT PREPARED BY:

Midtown Title, LLC

1704 Charlotte Avenue, #105

Nashville, Tennessee 37203
File No.: M177230

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $359,900.00

Affiant

Subscribed and sworn to before me, this the 28th day of November, 2017.

Notary Public
My Commission Expires: 11-3-2020

DANIEL AHLBRANDT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Alan Schaffer 2815 Barclay Dr. Nashville, TN 37206	New Owner	094-03-033.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Jessica P. Kilby and Patrick C. Kilby, wife and husband,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Alan Schaffer,** Married Man, 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 the 15th Civil District of Davidson County, Tennessee, being Lot No. 216 on the Plan of Fortland Park, Section One, as of record in Book 2663, Page 61, amended in Book 2799, Page 43, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jessica P. Kilby and husband, Patrick C. Kilby by Warranty Deed from Michael A. McKinney Sr. and wife, Jackie L. McKinney, recorded on the 7th day of August, 2008 in Instrument No. 20080807-0081291, in the Register's Office of Davidson County, Tennessee.

This is ☒ Improved OR ☐ Unimproved property located at: 2815 Barclay Drive, Nashville, TN 37206

This conveyance is made subject to 1) Property taxes for the year 2017 a lien due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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, have 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. Whenever used, the singular number 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 28th day of November, 2017.

Jessica P. Kilby

Patrick C. Kilby

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Jessica P. Kilby and Patrick C. Kilby, wife and husband**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 28th day of November, 2017.

Notary Public
My Commission expires: 5/5/2020

AMANDA VAUGHN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY