Bill Garrett Davidson County
Batch# 43579 DEEDWARR
01/02/2018 03:24:30 PM 3 pgs
Fees: $18.00 Taxes: $1,424.50
20180102-0000597

WARRANTY DEED

CARLA D. MOORE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $385,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF DECEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES: May 23rd 2018
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Ark Title Group, LLC, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: ARK170615TN

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Alan Schaffer, a married man	Alan Schaffer, a married man	
(NAME) 1066B Zophi Street	(NAME) 1066B Zophi Street	072-06-3E-001.00
(ADDRESS) Nashville, TN 37216	(ADDRESS) Nashville, TN 37216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Three Hundred Eighty-Five Thousand And No/100 Dollars ($385,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, WEEKLEY HOMES, LLC, A DELAWARE LIMITED LIABILITY COMPANY, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ALAN SCHAFFER, A 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:

BEING Unit No. B, on the Plan of 1066 Zophi Street Townhomes, a Horizontal Property Regime With Private Elements of record in Exhibit 'B' in the Declaration of Covenants, Conditions, and Restrictions at Instrument No. 20161109-0118858 and as amended at Inst # 20170313-0024366 and 20171018-0106762, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of the property.

Being a portion of the property conveyed by Deed from Frank Whited to Weekley Homes, LLC, dated July 26, 2016 and recorded July 27, 2016 in Instrument No. 20160727-0077130, in the Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 1066B Zophi Street, Nashville, TN 37216
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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.

WITH THE hereditaments and appurtenances thereunto pertaining, hereby releasing any and all claims to homestead and dower therein.

IT IS THE INTENTION OF THE PARTIES HERETO to hereby create in Grantee a joint tenancy estate with right of survivorship and not as tenants in common.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness Weekley Homes, LLC, a Delaware limited liability company this 28 day of December, 2017.

Weekley Homes, LLC, a Delaware limited liability company

BY: _____
Tamara Bowen
Project/Division Coordinator

STATE OF TENNESSEE
COUNTY OF Davidson

On this 28 day of December, 2017, before me personally appeared, Tamara Bowen and acknowledged that she as Project/division coordinator of Weekley Homes, LLC, a Delaware limited liability company and that she, as project/division coordinator being authorized to do so, executed the forgoing on behalf of the LLC.
Witness my hand and official seal atDavidson County, Tennessee this 28 day of December, 2017

Commission Expires: May 23 2018

_____
Notary Public

CARLA D. MOORE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I, Chris Butler, 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.

Chris Butler

Attorney Signature

State of Tennessee

County of Davidson

Personally appeared before me, Carla Moore (name of notary), a notary public for this county and state, Chris Butler (name of person making certification) who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Carla Moore

Notary Signature

My commission Expires: May 23rd 2018

Notary Seal (if on paper)

