THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 180516064** Bill Garrett Davidson County Batch# 96927 **DEEDWARR** 05/25/2018 01:20:29 PM 2 pgs Fees: $13.00 Taxes: $740.00 20180525-0050407	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $200,000.00. Affiant Subscribed and sworn to before me, this 21st day of May, 2018. Notary Public My Commission Expires: VIRGINIA ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES NOVEMBER 8, 2021

WARRANTY DEED

Address New Owner: Kenneth Schafer and Julie Schafer 6952 Highway 70 South #129 Nashville TN 37221	Send Tax Bills To: New Owner 5106 Old Harding Rd Franklin, TN 37064	Tax Information: Tax Parcel ID No. 143010C02900CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Tracey Zwolensky, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kenneth Schafer and Julie Schafer, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being a certain condominium unit in Davidson County, Tennessee, described as follows: Unit No. 129 in a Horizontal Property Regime a shown on the condominium site plan of First Revision Horizontal Property Regime Common Element Plat West Port Landing Condominiums of record in Instrument No. 20040310-0027295, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed by Warranty Deed from Trine Mitchell, a single woman to Tracey Zwolensky, as recorded on the 30th day of December, 2016 in Instrument No. 20161230-0137553 and Warranty Deed from Corinthian Custom Homes, Inc., a Tennessee Corporation to Trine Mitchell, a single woman, as recorded on the 25th day of January, 2005 in Instrument No. 20050125-0009154, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2018 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of WEST PORT LANDING CONDOMINIUMS, as recorded in Instrument No. 20040310-0027295.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing WEST PORT LANDING CONDOMINIUMS of record in Instrument No. 20031031-0160421, as amended by instrument(s) of record in Instrument Nos. 20040526-0061758 and 20041201-0143197; also subject to easements, rights and interests in favor of

easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Public Utility Easement recorded in Book 6532, Page 900 and Book 6431, Page 395.

Stormwater Detention recorded at Instrument No. 20010605-0058195.

This is improved property located at 6952 Highway 70 South #129 Nashville TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 18th day of May, 2018.

Tracey Zwolensky

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Tracey Zwolensky, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of May, 2018.

Notary Public
My Commission Expires: _____

