RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN1810804

**WARRANTY DEED**

Bill Garrett Davidson County
Batch# 122558 **DEEDWARR**
07/31/2018 09:53:19 AM 2 pgs
Fees: $13.00 Taxes: $962.00

20180731-0074469

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of July, 2018.

NOTARY PUBLIC

My commission expires: 6-20-2022

BRYANT L. GRANTHAM STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP-PARCEL NUMBER: |
|---|---|---|
| Jared D. Braithaite and Tara A. Braithaite<br>2346 Dennywood Drive<br>Nashville, TN 37214 | Same address as new owner | 084 11 0 110.00 |

FOR AND IN CONSIDERATION of the sum of Two Hundred Sixty Thousand and 00/100 Dollars ($260,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **DANIEL SCHAFER AND CHLOE SCHAFER, husband and wife**, hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **JARED BRAITHAITE AND TARA BRAITHAITE, husband and wife**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

A tract or parcel of land, situated and lying in Davidson County, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 128 on the Plan of Maplecrest of record in Plat Book 1835, Page 27 & 28, Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete description of said property.

Being that same property conveyed to Daniel Schafer and wife, Chloe Schafer by Warranty Deed from Jimmy Comer and Bobby Beadle, tenants in common, dated April 3, 2013 and recorded at Instrument No. 201304150037283, Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 2346 Dennywood Drive, Nashville, TN 37214, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2018 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 23rd day of July, 2018.

**DANIEL SCHAFER**

**CHLOE SCHAFER**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Daniel Schafer and Chloe Schafer, 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 seal, this the 23rd day of July, 2018.

Notary Public

Bryant L. Grantham
Printed Notary Name

My commission expires: 6-20-2021

BRYANT L. GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY