Karen Y Johnson Davidson County
Batch# 140493 **DEEDWARR**
09/13/2018 11:09:18 AM 2 pgs
Fees: $13.00 Taxes: $559.57

20180913-0090866

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN1810928

WARRANTY DEED

JILL RODRIGUEZ 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 $151,235.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of September, 2018.

NOTARY PUBLIC

My commission expires: 10-11-21

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 NUMBERS
Samantha Callahan and Kevin Schaefer 3401 Anderson Road Unit 123 Antioch, TN 37013	Same address as new owner	136-15-0-B-155.00 CO

FOR AND IN CONSIDERATION of the sum of One Hundred Fifty One Thousand Two Hundred Thirty Five and 00/100 Dollars ($151,235.00), 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, **KAREN L TRUSTY AND LORI L WEBER**, both unmarried, hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **SAMANTHA M. CALLAHAN, a single woman, and KEVIN M. SCHAEFER, a single man**, joint tenants with right of survivorship, 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:

Being Unit No. 123 as shown on the Plan of Smith Springs Townhomes, Phase 3, of record in Instrument Number 20040319-0031383, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Karen L Trusty and Lori L Weber, both unmarried persons as Joint Tenants with the Rights of Survivorship, by Warranty Deed from Kenneth McDaniel and wife, Tonya McDaniel, dated 6/28/2007, recorded 7/10/2007, of record in Instrument No. 20070710-0082037, in the Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 3401 Anderson Road Unit 123, Antioch, TN 37013, 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 6th day of September, 2018.

KAREN L TRUSTY

LORI L WEBER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Karen L Trusty and Lori L Weber, 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 6th day of September, 2018.

Notary Public

Printed Notary Name

My commission expires: 1-8-19

BENTON SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 1-8-19