WARRANTY DEED

PREPARED BY: RETURNED TO:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE. 115
BRENTWOOD TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $580,000.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 3/28/22
(AFFIX SEAL)

KIM MURRAY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Southland Law Group, PLLC
7101 Executive Center Dr., Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Scott D. Zaft and Karen J. Zaft, husband and wife 1245 Jefferson Davis Court Brentwood, TN 37027	New Owner	145-14-0-036

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Joan R. Schmitt, erroneously shown as Joan S. Schmitt in vesting deed, unmarried,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Scott D. Zaft and Karen J. Zaft, husband and wife,** hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Being Lot No. 194 on the Plan of Tyne Valley Estates, Section 10, as of record in Book 3700, Page 136, Register's Office for said County.

Said Lot No. 194 fronts 53.13 feet on the westerly side of Jefferson Davis Court and extends back 280 feet on the easterly line and 292.4 feet on the northerly line and 199.50 feet on the westerly line to a dead line measuring 230.60 feet thereon.

Being the same property conveyed to Joan S. Schmitt by Quitclaim Deed dated 02/04/1997 from Jack Carlyle Schmitt of record in Book 10345, Page 189, Register's Office for Davidson County, Tennessee. This deed contains a typograpical error in that the correct middle initial for Joan Schmitt is "R".

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

Karen Y Johnson Davidson County
Batch# 172224 **DEEDWARR**
12/10/2018 10:52:57 AM 2 pgs
Fees: $13.00 Taxes: $2,146.00

20181210-0119967

This is unimproved ☐ improved ☒ property know as: 1245 Jefferson Davis Court, Brentwood, TN 37027

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.

Witness my/our hand(s) this the 6th day of December, 2018.

Joan R. Schmitt

Joan R. Schmitt

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Joan R. Schmitt with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be within named bargainor, and that she executed the foregoing instrument of her own free will for the purposes therein set forth.

Witness my hand and official seal, this the 6th of December, 2018.

Jennifer D Stacey

Notary Public

My Commission Expires: 10/3/21

(SEAL)

JENNIFER D. STACEY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY