Karen Johnson Davidson County
Batch# 261070 DEEDWARR
07/23/2019 03:02:03 PM 2 pgs
Fees: $13.00 Taxes: $3,422.50
20190723-0072342

Warranty Deed

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2022	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $925,000.00. Affiant Subscribed and sworn to before me, this the 15th day of July, 2019. Carmen Coats Notary Public My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Patrick Schaefer Mary Lee Schaefer	NEW OWNER	P/O 09313021900 and 09313022000
1102 Sigler Street		↑ 093132B00700CO
Nashville, TN 37203		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **MAVERICK SIGLER, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PATRICK SCHAEFER AND MARY LEE SCHAEFER, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land situated in Davidson County, Tennessee, being Unit 10, as established in Declaration of Covenants, Conditions and Restrictions for Maverick Row, a Horizontal Property Regime with Private Elements of record at Instrument No. 20171207-0125206, amended at Instrument Nos. 20180118-0005412 and 20190627-0062170, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "A-1" to which Master Deed reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to Angela B. Parks by Warranty deed from Virginia Monday, Administratrix of the Estate of Joe F. Woodley of record in Instrument No. 20030610-0080194 Register's Office for Davidson County, Tennessee, dated June 10, 2003 and recorded on June 10, 2003.

Being a portion of the same property conveyed to Alice D. Fanning and Bobby D. Fanning by Quitclaim deed from Alice D. Fanning of record in Instrument No. 20060404-0038423 Register's Office for Davidson County, Tennessee, dated March 30, 2006 and recorded on April 4, 2006.

Being a portion of the same property conveyed to Maverick Sigler, LLC by Special Warranty deed from Alice D. Fanning and Bobby D. Fanning of record in Instrument No. 20160916-0097811 Register's Office for Davidson County, Tennessee, dated September 16, 2016 and recorded on September 16, 2016.

Being a portion of the same property conveyed to Maverick Sigler, LLC by Special Warranty deed from Angela B. Parks of record in Instrument No. 20170109-0002518 Register's Office for Davidson County, Tennessee, dated January 6, 2017 and recorded on January 9, 2017.

Being a portion of the same property conveyed to Maverick Sigler, LLC by Quitclaim deed from Maverick Sigler, LLC of record in Instrument No. 20171207-0125207 Register's Office for Davidson County, Tennessee, dated December 7, 2017 and recorded on December 7, 2017.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1102 Sigler Street Nashville, TN 37203, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 15th day of July, 2019.

Maverick Sigler, LLC, a Tennessee Limited Liability Company

By: _____
Lee Schaefer, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Steven T. Morris of the state and county mentioned, personally appeared Lee Schaefer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Sole Member of Maverick Sigler, LLC, the within named bargainor, a Limited Liability Company, and that such Lee Schaefer as such Sole Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Sole Member.

Witness ~~my hand and seal, at~~ office in Nashville, TN this 15th day of July, 2019.

_____
~~Notary Signature~~

Printed Name: Steven T. Morris

My commission expires: 5-3-21

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2021