This instrument was prepared by:
DLO TITLE, LLC
101 SE Parkway Court, Ste 220
Franklin, TN 37064
2019100017

Karen Johnson Davidson County
Batch# 312057 **DEEDWARR**
11/06/2019 10:00:01 AM 2 pgs
Fees: $13.00 Taxes: $1,221.00
20191106-0114634

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, is $330,000.00

Sworn to and subscribed before me this 5th day of November, 2019.

Affiant

Notary Public

R. MARK DOUGALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-08-2023

Address of New Owner:
Lucas John Campbell
1401 Cardinal Avenue
Nashville, TN 37216

Send Tax Bills to:
New Owner

Map-Parcel Numbers:
062-130-046.00

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Daniel P. Schaefer, married** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Lucas John Campbell and Megan Ann Weiss, husband and wife** hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No.8 of Block A on the Plan of Country Club Estates, as of record in Plat Book 843, page 95, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Daniel P. Schaefer, unmarried by Warranty deed from Jerry Allen Flowers and wife, Michelle Lynn Babbitt, dated September 30, 2004 and recorded October 6, 2004 in Instrument No.20011006-0120911 Register's Office for Davidson County, Tennessee.

The said Daniel P. Schaefer having since married, his spouse, David A. Provenzano, joins in the execution of this Warranty Deed to convey any and all right, title or interest, marital or otherwise, he may have in the subject property.

This is improved property known as **1401 Cardinal Avenue, Nashville, TN 37216.**

This conveyance is made subject to:

Zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record. Current year taxes are to be paid by ____Grantor __X__ Grantee.

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS my hand, this 18th day of October, 2019.

Daniel P. Schaefer

David A. Provenzano

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, Daniel P. Schaefer and David A. Provenzano, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that [s]he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of October, 2019.

Notary Public

My Commission Expires: _____

R. MARK DOUGALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-08-2023