Karen Johnson Davidson County
Batch# 435699 DEEDWARR
07/10/2020 04:05:30 PM 3 pgs
Fees: $18.00 Taxes: $1,653.90
20200710-0075887

THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203**	STATE OF Tennessee) COUNTY OF Davidson) The actual consideration or value, whichever is greater, for this transfer is: $447,000.00 Affiant Subscribed and sworn to before me, this 9th day of July, 2020. Notary Public My Commission Expires:

MARGARET PHILPOTT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023

WARRANTY DEED

Address New Owner: Samuel Schaefer & Megan Tigue 5921 A Robertson Ave Nashville, TN 37209	Send Tax Bills to: New Owner	Tax Information: Tax Parcel ID No. 091-09-0Y-001.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **MEGHAN FRANCES MOORE NKA MEGHAN SANDWITH AND CHRISTOPHER PIKERING SANDWITH, HUSBAND AND WIFE,** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey **SAMUEL SCHAEFER, UNMARRIED AND MEGAN TIGUE, UNMARRIED, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit A, as shown on the plan entitled Declarations of Covenants, Conditions and Restrictions for 5921 Robertson Avenue Town homes, A Horizontal Property Regime with Private Elements, of record in Instrument No. 20160830-0090594 and amended in Instrument No. 20180604-0052998, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to MEGHAN FRANCES MOORE, AN UNMARRIED WOMAN AND CHRISTOPHER PICKERING SANDWITH, AN UNMARRIED MAN, by deed from LAND DEVELOPMENT.COM, INC., A TENNESSEE CORPORATION, of record in Instrument No. 20180604-0052999, dated May 31, 2018, said Register's Office.

This is improved property commonly known as: **5921 A Robertson Ave Nashville, TN 37209**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their successors, heirs and assigns, forever.

And Grantors covenant that they have lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantors further covenant and bind themselves, their successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantors have executed this instrument on this 9th day of July, 2020.

Meghan Frances Moore NKA

MEGHAN FRANCES MOORE NKA MEGHAN SANDWITH

CHRISTOPHER PIKERING SANDWITH

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MEGHAN FRANCES MOORE NKA MEGHAN SANDWITH AND CHRISTOPHER PIKERING SANDWITH, HUSBAND AND WIFE** the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 9th day of July, 2020.

BRADLEY T. BALD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2020

Notary Public
My Commission Expires:

True Copy Certification

I, Margaret Philpott, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally, appeared before me, Brittany Sensabaugh, a notary public for this county and state, Margaret Philpott who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

BRITTANY SENSABAUGH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2023

Notary Public

My Commission Expires: 05-09-23