WARRANTY DEED



STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $440,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF AUGUST, 2020.

Notary Public

MY COMMISSION EXPIRES: 5/2/22
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC,
1896 General George Patton Dr. Franklin, TN 37067

File No.: HTF20-071505

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Robert A. Schwartz	Movement Mortgage, LLC	
(NAME) 902 Neuhoff Lane	(NAME) 8024 Calvin Hall Road	129-15-0-011.00
(ADDRESS) Nashville, TN 37205	(ADDRESS) Indian Land, SC 29707	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF FOUR HUNDRED FORTY THOUSAND AND NO/100 DOLLARS ($440,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **ANDREW A. SHAFER AND JESSICA H. SHAFER, MARRIED** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ROBERT A. SCHWARTZ, MARRIED** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 245 on the Plan of Section 1, Warner Park Valley of record in Plat Book 3600, Page(s) 12, 13, & 14, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Andrew A. Shafer and Jessica H. Shafer, husband and wife by Warranty deed from MP Enterprises, LLC, a Kentucky Limited Liability Company of record in Instrument No. 20150512-0043190, as corrected by Scriveners Affidavit recorded in Instrument Number 20150608-0053625 Register's Office for Davidson County, Tennessee, dated May 11, 2015 and recorded on May 12, 2015.

Karen Johnson Davidson County
Batch# 451073 DEEDWARR
08/05/2020 02:15:30 PM 3 pgs
Fees: $18.00 Taxes: $1,628.00
20200805-0087045

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property known as 902 Neuhoff Lane, Nashville, TN 37205
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 3rd day of August, 2020

Andrew A. ~~Schafer~~ Shafer

Jessica H. ~~Schafer~~ Shafer

STATE OF TN
COUNTY OF KNOX

On this the 2 day of August, 2020, before me personally appeared Andrew A. ~~Schafer~~ Shafer and Jessica H. ~~Schafer~~ Shafer, to me this day and acknowledged and executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 2 day of August, 2020.

Notary Public

My Commission Expires: My Commission Expires Nov. 27, 2022

(SEAL)

NAHIL MISHU
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY

True Copy Certification

I, Lori Patterson, 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 therewith 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 Williamson

Personally appeared before me, Pam Smithson, a notary public for this county and state, Lori Patterson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 03/13/2022

