THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 First Title & Escrow Co., Inc. FTEC File No. 35641-07-2020	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $239,900.00. Affiant Subscribed and sworn to before me this 31st day of August, 2020. Notary Public My Commission Expires: 1-24-21

STATE OF TENNESSEE NOTARY PUBLIC — JONATHON TRISTON JACOBS — COUNTY OF RUTHERFORD

WARRANTY DEED

Address New Owner: Sarah Rivera 213 Collinwood Corner Antioch, TN 37013	Send Tax Bills To: ← Same	Tax Information: Map and Parcel No.: 172080A12000CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, Allison L. Schaeffer and Colin J. Schaeffer, wife and husband ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to Sarah Rivera, an unmarried woman ("Grantee"), her successors, heirs, and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 213 Collinwood Corner, Antioch, TN 37013.

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

And Grantors covenant that they are is 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 as set out on Exhibit "A" hereto. Grantors further covenant and binds themselves, their successors, heirs, and assigns to warrant and forever defend the title to said real estate to Grantee, her successors, heirs, and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

Karen Johnson Davidson County
Batch# 468414 DEEDWARR
09/02/2020 12:15:51 PM 3 pgs
Fees: $18.00 Taxes: $887.63



20200902-0099794

IN WITNESS WHEREOF, Grantors have executed this instrument on the 31st day of August, 2020.

Allison L. Schaeffer

Colin J. Schaeffer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Allison L. Schaeffer and Colin J. Schaeffer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of August, 2020.

Notary Public

My Commission Expires: 3/6/24

GEORGE E. MUDTER, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 120 on the Plan of Section Two-A, Hunters Branch, of record in Plat Book 6250, page 819, amended in Book 6815, page 77, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Allison L. Schaeffer and husband, Colin J. Schaeffer by deed dated October 27, 2014 from Brendy L. McConnaughey, married, of record in Instrument No. 20141028-0099234, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2020 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. State and County Taxes for the years 2021 and thereafter, a lien not yet due and payable.
3. General or special taxes and assessments required to be paid in the year 2020 and subsequent years.
4. Declaration of Covenants, Conditions and Restrictions for Hunters Branch of record in Book 6601, page 7, Register's Office for Davidson County, Tennessee.
5. By-Laws of Hunters Branch Homeowners Association, of record in Book 6632, page 429, Register's Office for Davidson County, Tennessee.
6. All matters appearing on the Plan of record as Book 6250, page 819, amended in Book 6815, page 77, Register's Office for Davidson County, Tennessee. Rights or claims of parties in possession.