WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $15,000.00

Affiant

Subscribed and sworn to before me this 16th DAY OF July 2010.

Notary Public

MY COMMISSION EXPIRES: 01/07/2013
(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

R-ER-10-1734

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO.	MAP-PARCEL NUMBERS
Troy Shafer	Troy Shafer (NAME)	
1734 21st Avenue North (ADDRESS)	208 Windsor Terrace Dr. (ADDRESS)	
Nashville, TN 37208 (CITY) (STATE) (ZIP)	Nshv, TN 37221 (CITY) (STATE) (ZIP)	81-11-102.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we ORY NITZAN, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto TROY SHAFER, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

BEING PART OF LOTS NOS 261 AND 262 ON THE MAP SUBDIVISION OF LOT NO. 5 OF THE BOSLEY LANDS, OF RECORD IN BOOK 38, PAGE 431, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND DESCRIBED ACCORDING TO A COPY OF A SURVEY MADE FOR LEWIS D. JUSTICE, SURVEYOR, SEPTEMBER 5, 1944, AS FOLLOWS: BEGINNING AT A POINT ON THE EAST MARGIN OF 21ST AVENUE NORTH 36 FEET SOUTH OF THE COMMON CORNER OF LOTS NOS. 262 AND 261; THENCE EASTERLY 120 FEET TO A POINT; THENCE NORTHERLY 38.8 FEET TO A POINT; THENCE WESTERLY 119.5 FEET TO A POINT IN THE EASTERLY MARGIN OF 21ST AVENUE NORTH; WHICH POINT IS 16.3 FEET SOUTH OF THE COMMON CORNER OF LOTS NOS. 262 AND 263; THENCE SOUTHERLY WITH THE EASTERLY MARGIN OF 21 AVENUE NORTH, 37.3 FEET TO THE POINT OF BEGINNING.

THE ABOVE-DESCRIBED PROPERTY HAS NEVER BEEN THE MARITAL OR PRIMARY RESIDENCE OF THE GRANTOR HEREIN.

BEING THE SAME PROPERTY CONVEYED TO ORY NITZAN BY TENNESSEE SPECIAL WARRANTY DEED FROM BANK OF AMERICA, NATIONAL ASSOCIATION AS SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR CERTIFICATEHOLDERS OF BEAR STEARNS ASSET BACKED SECURITIES TRUST 2005-2, ASSET-BACKED CERTIFICATES, SERIES 2005-2, RECORDED ON THE 28TH DAY OF MAY, 2010 IN INSTRUMENT NO. 20100528-0041501, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2010 PROPERTY TAXES; B) INSTRUMENTS OF RECORD IN BOOK 21, PAGE 80; SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

ARMIAN P. APAZIAN NOTARY PUBLIC CALIFORNIA Los Angeles County My Comm. Exp. Feb 14, 2011

unimproved ( )
This is improved (X) property, known as 1734 21st Avenue North, Nashville, Tennessee 37208
(House Number) (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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

O.N.

BILL GARRETT, Davidson County
Trans: T20100044984 DEEDWARR
Recvd: 07/22/10 15:38 3 pgs
Fees: 18.00 Taxes: 55.50

20100722-0057587

Witness my/our hand(s) this 16th day of July, 2010.

ORY NITZAN
Ory Nitzan

STATE OF California
COUNTY OF Los Angeles

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ory Nitzan, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the ____ day of July, 2010.

see attached

_____
Notary Public

My Commission Expires:
(SEAL)



RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Los Angeles

On 07/16/2010 (Date) before me, Adrian Papazian (Notary Public) (Here Insert Name and Title of the Officer),

personally appeared Or Nitzan (Name(s) of Signer(s))

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Signature of Notary Public)

ADRIAN PAPAZIAN
Commission # 1718030
Notary Public - California
Los Angeles County
My Comm. Expires Feb 14, 2011

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Warranty Deed

Document Date: 7-16-10 Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

Signer's Name: _____

☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

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