Davidson County DEEDWARR
Recvd: 08/09/10 14:47 5 pgs
Fees:27.00 Taxes:0.00
20100809-0062898

WARRANTY DEED

MAIL RECORDED DEED TO:

TIMIOS, INC.
JERMONICA MARSTON
5716 CORSA AVENUE, #102
WESTLAKE VILLAGE, CA 91362

OWNER (SEND TAX BILLS TO):

JOHN SHATZER
2119 12TH AVENUE S
NASHVILLE, TN 37204

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, JOHN SHATZER, an unmarried man, who took title as a married man (herein, "Grantor"), whose address is 2119 12th Avenue S, Nashville, TN 37204, hereby sells, transfers and conveys to JOHN SHATZER, an unmarried man (herein, "Grantee"), whose address is 2119 12th Avenue S, Nashville, TN 37204, all of Grantor's interest in and to the following described real property located in Davidson County, State of Tennessee:

SEE EXHIBIT A ATTACHED HERETO.

TO HAVE AND TO HOLD said real estate, with all and singular the hereditaments and appurtenances of and to the same belonging or in anywise appertaining to the said Grantee and the said Grantee's heirs, successors and assigns, forever. AND the Grantor for the Grantor and Grantor's heirs, representatives, successors and assigns, does covenant and agree to and with Grantee and Grantee's heirs, successors and assigns, that Grantor is lawfully seized in fee of the aforesaid premises; that the same are free of all encumbrances except those appearing of record; that Grantor has good right to sell and convey the same to Grantee as aforesaid; and that the before granted premises Grantor will warrant and forever defend against all lawful claims whatever.

WITNESS my hand and seal this 29 day of July, 2010.

GRANTOR:

John Shatzer

PIN NO: 105 13 0 050.00

This Instrument Prepared By: STEVEN A. WILLIAMS, ESQ.
213 BRENTSHIRE DRIVE
BRANDON, FL 33511

STATE OF California
COUNTY OF Siskiyou

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, John Shatzer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 29 day of July, 2010.

[Affix Notary Seal]

C. A. Thomas
SIGNATURE OF NOTARY PUBLIC
My commission expires: 01-08-2013

C. A. THOMAS
Commission # 1829892
Notary Public - California
Siskiyou County
My Comm. Expires Jan 8, 2013

This transaction is exempt from recordation tax pursuant to T.C.A. Section 67-4-409(a)(3)(A).

VALUE AFFIDAVIT

STATE OF ~~TENNESSEE~~ California
COUNTY OF Los Angeles

The actual **consideration or value**, whichever is greater, for this transfer is $ 10.00.

Affiant

Subscribed and sworn to before me this 9th day of August, 2010.

Notary Public

My Commission Expires: 1/16/2011

LAURA C. LEVIN
Commission # 1717579
Notary Public - California
Ventura County
My Comm. Expires Jan 16, 2011

EXHIBIT A

[Legal Description]

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY,TENNESSEE, DESCRIBED AS FOLLOWS: LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 343, ON THE PLAN OF THE RE-SUBDIVISION OF PART OF BELMONT LAND COMPANY'S SUBDIVISION OF BELMONT HEIGHTS, AS OF RECORD IN BOOK 421, PAGE 71, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PREMISES CONVEYED TO JOHN SHATZER, MARRIED BY DEED RECORDED IN DOCUMENT NO. 20080401 – 0032667 PURSUANT TO THAT CERTAIN JUDGMENT OF DIVORCE AS RECORDED 8/11/2009, AS CASE NO. 24-D-08-002105, NO. 8 THE COURT STATES.... "WIFE (BETTY WILSON SHATZER) HEREBY WAIVES ANY CLAIM, RIGHT TITLE OR INTEREST IN THE REAL PROPERTY IN HUSBAND'S NAME (JOHN SHATZER), WHICH IS LOCATED AT 2119 TWELFTH AVENUE SOUTH, NASHVILLE, TN.." THIS DEED IS BEING RECORDED TO AMEND THE MARITAL STATUS OF THE GRANTEE.

PIN NO: 105 13 0 050.00

STREET ADDRESS: 2119 12th Avenue S, Nashville, TN 37204

True Copy Certification

I, Cindy Romo, 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 California

County of Los Angeles

Personally appeared before me, ~~[Name of Notary]~~ Siri Gunn, a notary public for this county and state, ~~[name of person making certification]~~ Cindy Romo 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: 04/30/2013
Notary' Seal (if on paper)

SIRI GUNN
COMM. #1847032
Notary Public - California
Los Angeles County
My Comm. Expires Apr. 30, 2013
NRO1
NRO1