WARRANTY DEED

G-VRES-12-2119

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $334,500.00

Deanna R. Donaldson
Affiant

Subscribed and sworn to before me, this 30th DAY OF March, 2012.

Notary Public

MY COMMISSION EXPIRES: 5-2014
(AFFIX SEAL)

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
Deanna R. Donaldson	CityLife Lending Group, LLC	
2119 12th Avenue South (ADDRESS)	13675 Technology Drive (ADDRESS)	
Nashville, TN 37204 (CITY) (STATE) (ZIP)	Eden Prairie, MN 55344 (CITY) (STATE) (ZIP)	105-13-0-050.00

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, we JOHN SHATZER, MARRIED , hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto DEANNA R. DONALDSON, UNMARRIED, AND JONATHON D. POULIOT, UNMARRIED, AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP, 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 343 ON THE PLAN OF RE-SUBDIVISION OF PART OF BELMONT LAND COMPANY'S SUBDIVISION OF BELMONT HEIGHTS OF RECORD IN PLAT BOOK 421, PAGE 71, 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 JOHN SHATZER, AN UNMARRIED MAN, BY WARRANTY DEED FROM JOHN SHATZER, AN UNMARRIED MAN, OF RECORD AT INSTRUMENT NO. 20100809-0062898, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED JULY 29, 2010. PURSUANT TO JUDGMENT OF DIVORCE AS RECORDED 08-11-09, CASE NO. 24-D-098-002105, 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". THE (PRECEDING) DEED WAS RECORDED TO AMEND THE MARITAL STATUS OF THE GRANTEE.

BEING THE SAME PROPERTY PREVIOUSLY CONVEYED TO JOHN SHATZER, MARRIED, BY WARRANTY DEED FROM LAURA CROOKSTON DELEOT, FORMERLY KNOWN AS LAURA J. CROOKSTON, RECORDED AS INSTRUMENT NO. 20080401-0032667, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED MARCH 28, 2008.

THE SAID GEORGANNE HARMON JOINS HEREIN TO CONVEY ANY AND ALL MARITAL INTEREST SHE MAY HAVE IN THE ABOVE-DESCRIBED PROPERTY.

THIS CONVEYANCE IS SUBJECT TO A) 2012 PROPERTY TAXES AND SUBSEQUENT; B) INSTRUMENTS OF RECORD IN PLAT BOOK 421, PAGE 71; SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 2119 12th Avenue South, Nashville, Tennessee 37204
(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.

BILL GARRETT, Davidson County
Trans:T20120025758 DEEDWARR
Recvd: 04/09/12 15:02 2 pgs
Fees:13.00 Taxes:1237.65
20120409-0030247

Witness my/our hand(s) this 30th day of March, 2012.

John Shatzer

Georganne Harmon

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Shatzer and Georganne Harmon, 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 30th day of March, 2012.

Notary Public

My Commission Expires:

(SEAL) 1/9/2016

MELISSA HAZEKAMP
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 9, 2012

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