WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120034960 DEEDWARR
Recvd: 05/11/12 11:10 2 pgs
Fees:13.00 Taxes:414.40
20120511-0041009

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 112,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of May, 2012

Notary Public:

MY COMMISSION EXPIRES: (AFFIX SEAL)

DAVID R. ROETGER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 07-21-2013

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Patrick B. Shaffer	Bank of America, N.A.	Parcel ID:
2234 Aubrey Court	5201 Gate Parkway	08411003600
Nashville, TN 37214	Jacksonville, FL 32256	

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Robert R. Lutey, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Patrick B. Shaffer

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:

BEING Lot No. 104, on the Map of Maplecrest, of record in Book 1835, Pages 27 and 28, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Robert R. Lutey by Quitclaim Deed from Benny M. Cantrell and Lisa F. Cantrell, of record in Instrument 20000713006957S, dated June 29, 2000, Register's Office for said County.

This conveyance is made subject to: (1) 2012 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 1835, Pages 27 and 28, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 2234 Aubrey Court, Nashville, TN 37214

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 hand this 7th day of May, 2012.

Robert R. Lutey

Robert R. Lutey

STATE OF MICHIGAN
COUNTY OF Oakland

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert R. Lutey, 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 7th day of May, 2012.

My Commission Expires: 9/15/2012

Notary Public

KEVIN W. WISELY
NOTARY PUBLIC-STATE OF MICHIGAN
COUNTY OF OAKLAND
My Commission Expires Sept. 15, 2012
Acting in the County of Oakland