WARRANTY DEED

STEVEN T. MORRIS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN. My Commission Expires JULY 8, 2013

STATE OF TN
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of June, 2012.

Notary Public

MY COMMISSION EXPIRES: JULY 8, 2013

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 1531 Hunt Club Blvd Suite 106, Gallatin, TN 37066

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ian W. Jakul	SNBC MORTGAGE CORP.	06106005700
(NAME)	(NAME)	BILL GARRETT, Davidson County
620 MAPLEWOOD LANE	9311 SAN PEDRO, SUITE 100	Trans:T20120049230 DEEDWARR
(ADDRESS)	(ADDRESS)	Recvd: 07/03/12 15:15 2 pgs
NASHVILLE TN 37216	SAN ANTONIO, TX 78216	Fees:13.00 Taxes:481.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	20120703-0058702

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Tavis J. Massey, married**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Ian W. Jakul, an unmarried man**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a 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. 2 on the Plan of the Resubdivision of Lot 250 and part of Lot 249 of Maplewood Heights Second Subdivision of record in Plat Book 6200, page 954, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Tavis J. Massey, unmarried by Deed from David M. Shearson and wife, Linn Pittenger, dated 09/26/2001 and filed for record on 10/04/2001 in Instrument 200110040108156, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: (1) Real property taxes for the year 2012 are a lien but are not yet due and payable; (2) All matters on the plan of record in Plat Book 6200, Page 954, Register's Office of Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 620 Maplewood Lane, Nashville, TN 37216
(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/or 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,

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/or 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 our hands this 29th day of June, 2012.

Tavis J. Massey

Jackyece Massey

State of TN
County of SUMNER

Personally appeared before me Tavis J. Massey and Jackyece Massey, 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 foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 29th day of June, 2012.

Notary Public
My Commission Expires: 11-23-2015

SANDRA S. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
1531 Hunt Club Blvd Suite 106
Gallatin, TN 37066