39B

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130024547 DEEDWARR
Recvd: 03/26/13 15:58 2 pgs
Fees:13.00 Taxes:1997.63

20130326-0029725

R-VRES-13-1802B

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $539,900.00

Affiant

Subscribed and sworn to before me, this 19th DAY OF March, 2013.

Notary Public

MY COMMISSION EXPIRES: 11/3/15

(AFFIX SEAL)

PATRICE J. GALAWAY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

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 NUMBER
Volker H. Haase	SunTrust Mortgage Inc. (NAME)	
1802 A Ashwood Avenue (ADDRESS)	901 Semmes Ave. (ADDRESS)	
Nashville, TN 37212 (CITY) (STATE) (ZIP)	Richmond. VA 23224 (CITY) (STATE) (ZIP)	104-16-F-002.00 CO

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 MIA A. LEVY AND JONATHAN A. HOLT, WIFE AND HUSBAND, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto VOLKER H. HAASE AND HEATHER P. SHUTT, HUSBAND AND WIFE, 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 UNIT B, 1802 ASHWOOD TOWNHOMES AS SHOWN ON MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD IN INSTRUMENT NUMBER 20070522-0060994, 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 MIA A. LEVY AND HUSBAND, JONATHAN A. HOLT BY DEED FROM ROBERT KINCAID OF RECORD AT INSTRUMENT NO. 20100722-0057589, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED JULY 20, 2010 AND RECORDED ON JULY 22, 2010.

THIS CONVEYANCE IS SUBJECT TO A) 2013 PROPERTY TAXES AND SUBSEQUENT, WHICH ARE ASSUMED BY THE GRANTEE(S) HEREIN; B) INSTRUMENTS OF RECORD IN INSTRUMENT NUMBER 20070522-0060994; PLAT BOOK 332, PAGE 117, 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 1802 A Ashwood Avenue, Nashville, Tennessee 37212
(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.

Witness my/our hand(s) this 19th day of March, 2013.

Mia A. Levy

Jonathan A. Holt

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mia A. Levy and Jonathan A. Holt, 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 19th day of March, 2013.

Notary Public

My Commission Expires:

(SEAL)



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