Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

12-1-393

BILL GARRETT, Davidson County
Trans:T20130040417 DEEDWARR
Recvd: 05/15/13 10:25 2 pgs
Fees:13.00 Taxes:2960.00
20130515-0048887

PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this 13th day of May, 2013 by and between **Noble Properties, Inc.**, hereinafter referred to as GRANTOR, and **Steven Shaba and Casey Shaba, husband and wife**, hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES the following described property lying in City of Nashville, County of Davidson, State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 1 on the plan of the Re-Subdivision of the West 95 Feet of Lot 74 of the Map of Sunset Park Subdivision 2 Lot Minor Plat of record in Instrument 201208070070401, to which plat reference is hereby made for a more complete description of said lot.

Being part of the same property conveyed to Noble Properties, Inc., by Warranty Deed from George Roger Peek II, dated August 6, 2012, recorded August 7, 2012, of record in Instrument 201208070070104, Register's Office for Davidson County, Tennessee.

Previously being part of the same property conveyed to George Roger Peek II by Special Warranty Deed from Shirley Allison Peek, dated November 25, 1992, recorded December 1, 1992, of record in Book 8800, page 323, Register's Office for Davidson County, Tennessee.

This is [X]improved [ ]unimproved property known as: 2528 Ashwood Avenue, Nashville, TN 37212

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Noble Properties, Inc.

By: _____
Lane Wallace, President

CORPORATE
STATE OF TENNESSEE
COUNTY OF Davidson

Before me, Leah A. Turner, a Notary Public of said State and County aforesaid, personally appeared **Lane Wallace** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself (or herself) to be **President** of **Noble Properties, Inc.**, the within named bargainor, a corporation, and that he/she as such **President**, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself (or herself) as **President**.

Witness my hand and seal, at office in Franklin, TN, this the 13th day of May, 2013.

Notary Public
My Commission Expires:
My Commission Expires
October 30, 2016

LEAH A. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Name and Address of Property Owner:
Steven Shaba and Casey Shaba
2528 Ashwood Avenue
Nashville, TN 37212

Send Tax Statements to:
Wells Fargo ~~Bank~~ Home Mortgage
~~10401 Deerwood Park Blvd~~
~~Jacksonville, FL 32256~~
P.O.Box 11758
Newark NJ 0710-4758

Map & Parcel 104.15-0-045.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $800,000.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 13th day of May, 2013.

Notary Public

My Commission Expires:
My Commission Expires
October 30, 2016

LEAH A. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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