WARRANTY DEED

G-AHF-13-0820

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00

Affiant

Subscribed and sworn to before me, this 10th DAY OF May, 2013.

Notary Public

MY COMMISSION EXPIRES: 5-10-14

(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
Martin S. Duren	Flagstar Bank, FSB	
820 Walden Way (ADDRESS)	5151 Corporate Drive (ADDRESS)	
Hermitage, TN 37076 (CITY) (STATE) (ZIP)	Troy, MI 48098 (CITY) (STATE) (ZIP)	75-16-A-42.00 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, we MANISHA SHAH, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MARTIN S. DUREN AND WIFE, SONYA K. DUREN, 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 21, WALDEN WOODS, PHASE 2B, AS SHOWN ON PLAT OF RECORD IN INSTRUMENT NO. 20010226-0017620, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO MANISHA SHAH, UNMARRIED BY WARRANTY DEED FROM ALVIN TYRONE GILBERT AND WIFE, TAMMARA NICOLE GILBERT, RECORDED ON THE 5TH DAY OF MARCH, 2007 IN INSTRUMENT NO. 20070305-0026769, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING PLATS OF RECORD IN INSTRUMENT NO. 20010226-0017620 AND BOOK 8520, PAGE 972; COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD IN BOOK 11244, PAGE 105; BY-LAWS OF RECORD IN INSTRUMENT NO. 20060321-0032040; HOA CHARTER OF RECORD IN INSTRUMENT NOS. 20030313-0035838 AND 20030428-0056611; STORN WATER DETENTION AGREEMENT OF RECORD IN BOOK 11258, PAGE 790; AND CONVEYANCE OF OPEN SPACE TO HOMEOWNERS ASSOCIATION OF RECORD IN INSTRUMENT NO. 20050721-0085299, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 820 Walden Way, Hermitage, Tennessee 37076
(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:T20130040792 DEEDWARR
Recvd: 05/16/13 09:41 2 pgs
Fees:13.00 Taxes:795.50
20130516-0049286

Witness my/our hand(s) this ~~30th~~ 12th day of April, 2013.

Manisha Shah

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Manisha Shah, 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~~ 12th day of April, 2013.

Notary Public

My Commission Expires: 10/15/16

(SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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