WARRANTY DEED

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 6, 2015

State of Tennessee)
County of Davidson)

G#24874-2

The actual consideration or value, whichever is greater, for this transfer is **$250,000.00.**

Affiant

Subscribed and sworn to before me, this the 14th day of May, 2013.

Notary Public

My commission expires: 7-6-15
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
John Staubitz	Flagstar Bank	**10401021800**
221 38th Avenue North	5151 Corporate Dr	
Nashville, TN 37209	Troy, Michigan 48098	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Harry Boyd and Eugenia Louise Laurent, as Co-Executors Under the Last Will and Testament of Dan Thomas Harper

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

John Staubitz, a single man

HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND 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. 93 on the Redivision of Lots 92 and 93 on the Plan of part of West Grove Subdivision, as of record in Book 6050, Page 578, Register's Office for Davidson County, Tennessee, and more particularly described according to a survey by Timothy Mark Donlon, Donlon Land Surveying, LLC, RLS #2297, dated June 14, 2012, as follows:

BEGINNING at an iron pin set in the West right-of-way of 38th Avenue North, being the Northeast corner of the herein described tract of land conveyed to Terry L Goodman of record in Book 10402, Page 788, in the Register's Office for Davidson County, Tennessee, and also being the Southeast corner of property conveyed to Patricia Holdridge Beraudo by Quitclaim Deed of record as Instrument No. 201107220056352, said Register's Office; thence, with the right-of-way of 38th Avenue North, South 08° 04' 19" West 59.66 feet to an pk nail found at the Northeast corner of property conveyed to Lisa Bashinsky of record as Instrument No. 200404210045399, said Register's Office; thence, leaving said right-of-way, North 82° 28' 34" West 159.94 feet to an iron pin found in the East right-of-way of Alley #1186; thence, with the right-of-way of said alley, North 08° 05' 52" East 59.72 feet to an iron pin found; thence, leaving said right-of-way, South 82° 27' 23" East 159.92 feet to the point of BEGINNING, containing 9545.5 square feet or 0.22 acres, more or less.

BEING the same property conveyed to Dan Thomas Harper, unmarried, by Warranty Deed dated August 1, 2012, from Terry L. Goodman, married, of record in Instrument No. 20120802-0068635, Register's Office for Davidson County, Tennessee. The said Dan Thomas Harper having died February 2, 2013, leaving a Last Will and Testament dated January 14, 2013, which was admitted to Probate in the Probate Court of Davidson County, Tennessee, under Case No. 13P-504 (the "Will"). Pursuant to the provisions of the said Will, the property is to be administered by the Co-Executors of the Estate of Dan Thomas Harper, who have full power to sell the subject property.

BILL GARRETT, Davidson County
Trans:T20130042431 DEEDWARR
Recvd: 05/21/13 14:28 2 pgs
Fees:13.00 Taxes:925.00
20130521-0051315

THE conveyance of the above described parcel of land is subject to the following:

1) All matters shown on the Plan of record in Book 6050, Page 578, Register's Office for Davidson County, Tennessee; and,

2) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

NO BOUNDARY SURVEY WAS MADE AT THE TIME OF THIS CONVEYANCE, WITH THE LEGAL DESCRIPTION BEING THE SAME AS THE PREVIOUS DEEDS OF RECORD.

This is improved property, known as: 221 38th Avenue North, Nashville, TN 37209.

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 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.

NOTWITHSTANDING the above, Harry Boyd and Eugenia Louise Laurent shall have no individual liability or responsibility for the above recited warranty of title and have executed this Deed exclusively in their representative capacity.

Witness my/our hand(s) this 14th day of **May, 2013.**

H. Boyd Co-Executor

Harry Boyd, Co-Executor Under the Last Will and Testament of Dan Thomas Harper

Eugenia Laurent, Co-Executor

Eugenia Louise Laurent, Co-Executor Under the Last Will and Testament of Dan Thomas Harper

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Harry Boyd and Eugenia Louise Laurent, as Co-Executors Under the Last Will and Testament of Dan Thomas Harper,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 14th day of **May, 2013.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

My Commission Expires: 2/13/17