File Box 8

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130054689 DEEDWARR
Recvd: 06/27/13 14:20 2 pgs
Fees:13.00 Taxes:1600.25
20130627-0066304

R-VRES-13-3533

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $432,500.00

Affiant

Subscribed and sworn to before me, this 21st DAY OF June, 2013

Notary Public

MY COMMISSION EXPIRES: 9-8-2013
(AFFIX SEAL)

DEBORAH H. BERRIE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

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
Eric B. Yanez	Shelter Mortgage Company (NAME)	
3533 Pleasant Valley Road	4301 Hillsboro Pike	
(ADDRESS)	Suite 101 (ADDRESS)	
Nashville, TN 37204	Nashville, TN 37215	118-14-0-124.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 ANDREW S. HUBBARD, A MARRIED MAN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ERIC B. YANEZ AND SPOUSE, JANET D. YANEZ, 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 NO. 50 ON THE PLAN OF LONGVIEW MANOR, SECTIONS ONE & TWO OF RECORD IN PLAT BOOK 1424, PAGE 127, 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 ANDREW S. HUBBARD, A MARRIED MAN BY WARRANTY DEED FROM REID J. BARWICK AND DEBORAH J. BARWICK, CO-TRUSTEES OF THE BARWICK FAMILY TRUST OF RECORD AT INSTRUMENT NO. 20110630-0050204, DATED JUNE 30, 2011 AND RECORDED ON JUNE 30, 2011, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO REID J. BARWICK AND DEBORAH J. BARWICK, CO-TRUSTEES OF THE BARWICK FAMILY TRUST BY QUITCLAIM DEED FROM REID J. BARWICK AND WIFE, DEBORAH J. BARWICK OF RECORD AT INSTRUMENT NO. 20060907-0111019, DATED AUGUST 31, 2006 AND RECORDED ON SEPTEMBER 07, 2006, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2013 PROPERTY TAXES AND SUBSEQUENT, WHICH ARE ASSUMED BY THE GRANTEE(S) HEREIN; B) INSTRUMENTS OF RECORD IN PLAT BOOK 1424, PAGE 127; BOOK 1781, PAGE 520, BOOK 1760, PAGE 25 AND BOOK 1760, PAGE 31; INSTRUMENT NUMBER 20110630-0050204, SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

LEAH H. HUBBARD JOINS HEREIN TO CONVEY ANY AND ALL MARITAL INTEREST SHE MAY HAVE IN THE ABOVE-DESCRIBED PROPERTY.

unimproved ( )
This is improved (X) property, known as 3533 Pleasant Valley Road, Nashville, Tennessee 37204
(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 21st day of June, 2013.

Andrew S. Hubbard by John Gleaves as Attorney in Fact

Leah H. Hubbard by John Gleaves as Attorney in Fact

STATE OF Tennessee
COUNTY OF Davidson

Before me personally appeared JOHN GLEAVES to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of ANDREW S. HUBBARD AND LEAH H. HUBBARD and who acknowledged he/she/they executed the same as the free act and deed of the said ANDREW S. HUBBARD AND LEAH H. HUBBARD.

Witness my hand and official seal, this the 21st day of June, 2013.

Notary Public
My Commission Expires: 8/17/205

(SEAL)

ALISON RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-17-2015

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