BILL GARRETT, Davidson County
Trans:T20130060763 DEEDWARR
Recvd: 07/17/13 09:56 2 pgs
Fees:13.00 Taxes:1017.50

20130717-0073720

# WARRANTY DEED

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00

Meghan Elizabeth LaFever
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF July, 2013.

Notary Public

MY COMMISSION EXPIRES: 5 2014
(AFFIX SEAL)

R-VRES-13-5309

**THIS INSTRUMENT WAS PREPARED BY**
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Meghan Elizabeth LaFever** (NAME) | SWBC Mortgage Corporation (NAME) | |
| **5309 Elkins Avenue** (ADDRESS) | 9311 San Pedro Avenue, #100 (ADDRESS) | **091-15-0-057.00** |
| **Nashville, TN 37209** (CITY) (STATE) (ZIP) | San Antonio, TX 78216 (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, we **JESSICA WYATT AND MICHAEL STALBAUM, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **MEGHAN ELIZABETH LAFEVER AND HUSBAND, CHAD ARTHUR LAFEVER,** 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 PART OF BLOCK NO. 13 ON REALTY SAVINGS BANK AND TRUST COMPANY'S REVISED PLAN OF WEST EXTENSION OF CHARLOTTE PARK COMPANY'S FIRST ADDITION, AS OF RECORD IN PLAT BOOK 421, PAGE 18, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:**

**BEGINNING AT THE SOUTHERLY MARGIN OF ELKINS, FORMERLY SECOND AVENUE, AT A POINT 150 FEET EAST OF THE EASTERLY MARGIN OF 54TH AVENUE NORTH, FORMERLY RICHLAND AVENUE; THENCE WITH THE SOUTHERLY MARGIN OF ELKINS AVENUE, EASTWARDLY 50 FEET; THENCE SOUTHWARDLY 180 FEET TO THE NORTHERLY MARGIN OF AN ALLEY; THENCE WITH SAID ALLEY, WESTWARDLY 50 FEET TO A POINT 121.3 FEET OF THE EASTERLY MARGIN OF 54TH AVENUE NORTH; THENCE NORTHWARDLY 180 FEET TO THE BEGINNING.**

**BEING THE SAME PROPERTY CONVEYED TO JESSICA WYATT AND MICHAEL STALBAUM, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP BY DEED FROM J.C. KYLE, MARRIED AND TERRY HOLLEMAN, MARRIED OF RECORD AT INSTRUMENT NO. 20080505-0046081, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED APRIL 30, 2008 AND RECORDED ON MAY 5, 2008.**

**THE SAID JESSICA WYATT HAVING SINCE MARRIED AND IS NOW KNOWN AS JESSICA STALBAUM.**

**THIS CONVEYANCE IS SUBJECT TO A) 2013 PROPERTY TAXES, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE (S) HEREIN; B) INSTRUMENTS OF RECORD IN INSTRUMEMNT NUMBER OR PLAT BOOK 421, PAGE 18, SAID REGISTER'S OFFICE; C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOT STATED HEREIN.**

This is
**( ) unimproved**
**( X ) improved**
property known as **5309 Elkins Avenue Nashville, Tennessee 37209**
(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 11th day of July, 2013.

Jessica Stalbaum

Michael Stalbaum by Jessica Stalbaum as Attorney In Fact

STATE OF ~~Tennessee~~ MINNESOTA

COUNTY OF ~~Davidson~~ LYON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JESSICA STALBAUM, 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 11th day of July, 2013.

Notary Public
My Commission Expires:
(SEAL)

PAUL E. STONEBERG
Notary Public-Minnesota
My Commission Expires Jan 31, 2015

STATE OF ~~Tennessee~~ MINNESOTA
COUNTY OF ~~Davidson~~ LYON

On this the 11th day of July, 2013, before me personally appeared Jessica Stalbaum 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 Michael Stalbaum and who acknowledged he/she/they executed the same as the free act and deed of the said Michael Stalbaum.

Witness my hand and official seal, this the 11th day of July, 2013.

Notary Public
My Commission Expires:
(SEAL)

PAUL E. STONEBERG
Notary Public-Minnesota
My Commission Expires Jan 31, 2015

**RETURN TO:**
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212