BILL GARRETT, Davidson County
Trans:T20130073407 DEEDWARR
Recvd: 08/26/13 10:43 2 pgs
Fees:13.00 Taxes:795.50

20130826-0089605

WARRANTY DEED

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

R-VRES-13-119

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 21st DAY OF August, 2013.

Notary Public

MY COMMISSION EXPIRES: 5 2014
(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
Michal Eskenazi	SWBC Mortgage	
119 Rosebank Avenue	(NAME) 9311 San Pedro Ave., Ste. 100	
(ADDRESS) Nashville, TN 37206	(ADDRESS) San Antonio, TX 78216	083-03-0A-003.00
(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, we CURTIS W. BORNTRAGER AND HOLLY BORNTRAGER, HUSBAND AND WIFE AND MARK BUCHANAN, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MICHAL ESKENAZI AND MILES BECKER, WIFE AND HUSBAND, 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 UNIT NO. C, THE 111 ROSEBANK AVENUE TOWNHOMES, AS ESTABLISHED UNDER DECLARATION AND MASTER DEED OF RECORD IN INSTRUMENT NUMBER 20080206-0012479, CORRECTED BY SCRIVENER'S AFFIDAVIT OF RECORD IN INSTRUMENT NO. 20080213-0014519, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH MASTER DEED REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF SAID UNIT.

BEING A PART OF THE SAME PROPERTY CONVEYED TO CURTIS W. BORNTRAGER AND WIFE, HOLLY BORNTRAGER, A 1/2 UNDIVIDED INTEREST AND MARK BUCHANAN, A 1/2 UNDIVIDED INTEREST BY DEED FROM CURTIS BORNTRAGER AND WIFE, HOLLY BORNTRAGER AND JOSHUA CHERRY AND WIFE, SANDRA DEASY CHERRY OF RECORD AT INSTRUMENT NO. 20080604-0057281, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED MAY 21, 2008 AND RECORDED ON JUNE 4, 2008.

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 161, PAGE 41; INSTRUMENT NUMBER 20080206-0012479, CORRECTED BY SCRIVENER' S AFFIDAVIT OF RECORD IN INSTRUMENT NO. 20080213-0014519, SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 119 Rosebank Avenue, Nashville, Tennessee 37206
(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 August, 2013.

Curtis W. Borntrager

Holly Borntrager

Mark Buchanan

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Curtis W. Borntrager and Holly Borntrager, and Mark Buchanan, 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 21st day of August, 2013.

Notary Public

My Commission Expires: 5-20-14

(SEAL)

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

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