WARRANTY DEED

BOX 50-3

PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE. 115
BRENTWOOD, TN 37027

BILL GARRETT, Davidson County
Trans:T20130076456 DEEDWARR
Recvd: 09/04/13 13:20 2 pgs
Fees:13.00 Taxes:582.75

20130904-0093190

ROBIN S. EDWARDS
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

13-08-008

State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $157,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 22nd day of August, 2013

Notary Public

My Commission Expires: ~~09/09/14~~ 2/4/2015 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 1900 Church Street, Ste. 301, Nashville, TN 37203

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
MIRITA A. FITE	SWBC MORTGAGE CORPORATION	142-10-B
(NAME) 713 BARLIN CT.	(NAME) 9311 San Pedro Avenue, Ste. 100	106.00CO
(ADDRESS) NASHVILLE, TN 37221	(ADDRESS) San Antonio, TX 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **ALISON BETH KIRSHNER, MARRIED**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **MIRITA A. FITE**, hereinafter called the Grantee, her 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. 106 on the Plan of Belle Pointe, Phase III, a planned unit development, of record in Book 6250, Page 872, ~~Instrument No. 20070807-0093701~~, Register's Office for Davidson County, Tennessee, to which said plan and record thereof are incorporated herein and made a part hereof by reference.

BEING all the same property conveyed to Alison Beth Kirshner, unmarried, by Deed from James Atkins, Jr., married, of record in Instrument No. 20070807-0093701, Register's Office for Davidson County, Tennessee. The said Alison Beth Kirshner having since married Charles Shindledecker.

THIS conveyance is subject to Declaration of Covenants, Conditions, and Restrictions, of record in Book 6689, Page 772, as amended in Book 6702, Page 409, Book 6774, Page 774, Book 6862, Page 292, Book 6959, Page 766, Book 7409, Page 224, Book 7851, Page 215, Book 9319, Page 443, Register's Office for Davidson County, Tennessee; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

CHARLES SHINDLEDECKER joins in for the purpose of releasing any and all rights to the subject party in and to the subject property including marital rights.

THIS instrument if being executed in behalf of **ALISON BETH KIRSHNER** pursuant to a Power of Attorney executed by same on the 8th day of August, 2013, and being filed for record in Instrument No. 20130904-0093188, and being recorded simultaneously herewith.

THIS instrument if being executed in behalf of **CHARLES SHINDLEDECKER** pursant to a Power of Attorney executed by same on the 8th day of August, 2013, and being filed for record in Instrument No. 20130904-0093189 and being recorded simultaneously herewith.

BEING unimproved ☐
Improved ☒ property known as: **713 BARLIN CT., NASHVILLE, TN, 37221.**

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her successors and assigns, forever; and we do covenant with the said GRANTEE 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, her successors 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 WHEREOF, our hands, this 22nd day of August, 2013.

ALISON BETH KIRSHNER

By: _____ Attorney in Fact

HOWARD KIRSHNER, ATTORNEY IN FACT

CHARLES SHINDLEDECKER

By: _____ Attorney in Fact

HOWARD KIRSHNER, ATTORNEY IN FACT

STATE OF Tennessee
COUNTY OF Davidson

On this 22nd day of August, 2013, before me personally appeared HOWARD KIRSHNER, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence) on behalf of ALISON BETH KIRSHNER AND CHARLES SHINDLEDECKER, and acknowledged that he executed the same as the free act and deed of the said ALISON BETH KIRSHNER AND CHARLES SHINDLEDECKER.

Witness my hand and official seal at Nashville, Tennessee, this 22nd day of August, 2013.

My Commission Expires: 09/09/14

Notary Public

PETER WEISS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.
2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.
3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability or incapacity.

Further the Affiant Saith not.

References to the singular include the plural, when applicable.

AFFIANT

Sworn to and subscribed before me this 22nd day of August, 2013.

My Commission Expires: 09/09/14

Notary Public

PETER WEISS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY