BILL GARRETT, Davidson County
Trans:T20130080995 DEEDQC
Recvd: 09/18/13 14:33 2 pgs
Fees:17.00 Taxes:0.00
20130918-0098479

This instrument prepared by:
MICHAEL J. PHILBIN, P.C.
2021 Richard Jones Road, Suite 220
Nashville, TN 37215-2860

QUITCLAIM DEED

FROM:	)	FROM:
	)	
John Staubitz	)	Michael J. Philbin, Trustee
	)	
	)	
TO: Michael J. Philbin, Trustee	)	TO: John Staubitz and wife, Johanna Marie Lee Staubitz

Name and Address of New Owner	Name and Address of Persons or of Entity Responsible for Payment of Property Taxes	Map – Parcel Number(s)
John Staubitz and Johnanna Marie Lee Staubitz 221 38th Avenue North Nashville, TN 37209	Flagstar Bank 5151 Corporate Drive Troy, Michigan 48098	10401021800

KNOW ALL MEN BY THESE PRESENTS that for the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and for the express purpose of creating a tenancy by the entireties in John Staubitz and wife, Johanna Marie Lee Staubitz, I, John Staubitz, do hereby convey, remise, release and quitclaim all of my interest unto Michael J. Philbin, Trustee, his successors and assigns, the following described tract of land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being all of Lot No. 93, on the plan of Resubdivision of Lots 92 & 93 of the plan of Part of West Grove Subdivision, of record in Plat Book 6050, Page 578, said Register's Office, reference to which is hereby made for a more complete description.

Being the same property conveyed to John Staubitz, a single man, by deed from Harry Boyd and Eugenia Louise Laurent, Co-Executors, as evidenced by the Last Will and Testament of Dan Thomas Harper, dated May 14, 2013, of record in Instrument No. 20130521-0051315, Register's Office for Davidson County, Tennessee

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

And now, I, the said Michael J. Philbin, Trustee, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby convey, remise, release and forever quitclaim unto John Staubitz and wife, Johanna Marie Lee Staubitz, their heirs and assigns, the same property hereinabove described to which reference is hereby made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

WITNESS my hands this 16th day of September, 2013

John Staubitz

Michael J. Philbin, Trustee

STATE OF TENNESSEE §
COUNTY OF DAVIDSON §

Personally appeared before me, the undersigned, a Notary Public in and for said county and State, the within named Michael J. Philbin, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 16th day of September, 2013.

NOTARY PUBLIC
Anthony N. Greco
My Commission Expires
October 18, 2016
STATE OF TENNESSEE

Anthony N. Greco
Notary Public

10-18-16
Commission Expiration Date

Anthony N. Greco
Printed Name of Notary

STATE OF TENNESSEE §

COUNTY OF DAVIDSON §

Personally appeared before me, the undersigned, a Notary Public in and for said county and State, the within named John Staubitz, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 16th day of September, 2013.

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Notary Public

10-18-16
Commission Expiration Date

Anthony N. Greco
Printed Name of Notary

STATE OF TENNESSEE §
COUNTY OF DAVIDSON §

The actual consideration or value, ~~whichever is greater,~~ for this transfer is $ - 0 -

Affiant

Subscribed and sworn to before me, this 16th day of September, 2013.

NOTARY PUBLIC
Anthony N. Greco
My Commission Expires
October 18, 2016
STATE OF TENNESSEE

Anthony N. Greco
Notary Public

10-18-16
Commission Expiration Date

Anthony N. Greco
Printed Name of Notary