BILL GARRETT, Davidson County
Trans:T20130097516 DEEDWARR
Recvd: 11/15/13 11:51 2 pgs
Fees:13.00 Taxes:573.13

20131115-0118327

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $154,900.00

Affiant

Subscribed and sworn to before me, this 11th DAY OF November, 2013.

Notary Public

MY COMMISSION EXPIRES: 1-9-16

(AFFIX SEAL)

MEGAN PAULUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

G-PP-13-344-301

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
Michael P. Moore	SWBC Mortgage Corporation	
344 Harrison Street, #301 (ADDRESS)	9311 San Pedro, Ste. 100 (ADDRESS)	
Nashville, TN 37219 (CITY) (STATE) (ZIP)	San Antonio, TX 78216 (CITY) (STATE) (ZIP)	82-13-E-318.00 CO

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 LES STOLTZFUS AND DOLORES STOLTZFUS, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MICHAEL P. MOORE, AN UNMARRIED MAN, 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 318, DISTRICT LOFTS, A CONDOMINIUM DEVELOPMENT, AS ESTABLISHED UNDER MASTER DEED OF RECORD IN INSTRUMENT NO. 20080104-0001256, SURVEYOR'S CERTIFICATE OF CORRECTION RECORDED AT INSTRUMENT NO. 20080111-0003637, FIRST AMENDMENT RECORDED AT INSTRUMENT NO. 20080609-0059308, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH MASTER DEED REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID UNIT.

BEING THE SAME PROPERTY CONVEYED BY WARRANTY DEED FROM THIRD & HARRISON, LLC TO LES STOLTZFUS AND WIFE, DOLORES STOLTZFUS AS RECORDED ON THE 28TH DAY OF JANUARY, 2008 IN INSTRUMENT NO. 20080128-0008865; AFFIDAVIT OF CORRECTION AS RECORDED ON THE 18TH DAY OF JULY, 2008 IN INSTRUMENT NO. 20080718-0073723 AND CORRECTED WARRANTY DEED FROM THIRD & HARRISON, LLC TO LES STOLTZFUS AND WIFE, DOLORES STOLTZFUS AS RECORDED ON THE 25TH DAY OF SEPTEMBER, 2008 IN INSTRUMENT NO. 20080925-0097685, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD IN MASTER DEED RECORDED IN INSTRUMENT NO. 200801040001256, SURVEYOR'S CERTIFICATE OF CORRECTION OF RECORD IN INSTRUMENT NO. 20080111-0003637 AND FIRST AMENDMENT OF RECORD IN INSTRUMENT NO. 20080609-0059308; EASEMENTS OF RECORD IN INSTRUMENT NOS. 20061122-0144802 AND 20050825-0101610; AND STORMWATER DETENTION AGREEMENTS OF RECORD IN INSTRUMENT NOS. 20050825-0101609 AND 20061122-0144834, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )

This is improved (X) property, known as 344 Harrison Street, #301, Nashville, Tennessee 37219
(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 November, 2013.

Les Stoltzfus by Brian Stoltzfus, Attorney-In-Fact

Dolores Stoltzfus by Brian Stoltzfus, Attorney-In-Fact

STATE OF Tennessee
COUNTY OF Davidson

Before me personally appeared BRIAN STOLTZFUS 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 LES STOLTZFUS AND DOLORES STOLTZFUS and who acknowledged he/she/they executed the same as the free act and deed of the said LES STOLTZFUS AND DOLORES STOLTZFUS.

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

Megan Paulus
Notary Public
My Commission Expires: 1-9-16

(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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