Davidson County DEEDWARR
Recvd: 11/26/13 11:03 4 pgs
Fees:23.00 Taxes:1295.00
20131126-0121345

This instrument prepared by: Christopher J. Thornton, P.C.
1661 Aaron Brenner Drive #301
Memphis, TN 38120
901-758-2580 Cartus File #2406465

WARRANTY DEED

THIS INDENTURE is made this the 21 day of September, 2013 by **Jonathan M. Stickel, unmarried and Sunghee Lee, unmarried**, First Parties, for the purpose of conveying the premises described herein to **Cartus Financial Corporation, a Delaware corporation**, Second Parties.

Whenever in this instrument a pronoun is used, it shall be construed to represent either singular or plural, as the case may demand.

I. WARRANTY DEED

W I T N E S S E T H:

That said First Party, for and in consideration of the sum of One and No/100 DOLLARS ($1.00) and other good and valuable consideration to them in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and to hereby grant, bargain sell and convey unto the said Second Parties the following described premises, to-wit:

Being Lot No. 84 on the plan of D.T. McGavock's Addition, of the record in Book 21, Page 7, Register's Office for Davidson County, Tennessee, to which reference is hereby made for more complete and accurate description.

Being the same property conveyed to Jonathan M. Stickel, unmarried and Sunghee Lee, unmarried, as joint tenants with rights of survivorship by deed from Jonathan M. Stickel, an unmarried man, dated September 19, 2008, filed September 23, 2008 and recorded in Deed as Instrument No. 2080923-0096689 in Davidson County Records. Jonathan M. Stickel and Sunghee Lee have since married.

The said party of the first part does hereby covenant with the said party of the second part that they are lawfully seized in fee of the aforedescribed real estate; they have a good right to sell and convey the same; that the same is unencumbered, EXCEPT:

Subdivision restrictions, building lines, easements and other matters of record including without limitation the Plan of record in Book 21, Page 7, which shows an Owner's Certificate, certain notes, easements and setback lines, all in the Register's Office for Davidson County, Tennessee.

and that the title and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons.

THIS conveyance is made subject to applicable restrictions, building setback lines, all existing easements, and to all conditions as shown of Public Record.

With the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

And said First Party, for him/her/themself and for their heirs, executors and administrators do hereby covenant with Second Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except taxes for the year 2013, which are to be prorated between the parties as of the date of closing, the payment of which is assumed by the Second Parties; and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomever.

IN WITNESS WHEREOF, *the said First Party have hereunder set their hand and seal the day and year first above written.*

TNDL 1138 1152 8

Jonathan M. Stickel

Sunghee Lee

TNDL 1168 8799 1

STATE OF WI)
COUNTY OF DANE)

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, the within named bargainor, **Jonathan M. Stickel**, 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 SEAL AT OFFICE, in DANE County, this the 21 day of SEPT, 20 13

NOTARY PUBLIC

My Commission Expires:
09/08/2016

K. A. JOHNSTON
Notary Public
State of Wisconsin

STATE OF WI)
COUNTY OF DANE)

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, the within named bargainor, **Sunghee Lee**, 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 SEAL AT OFFICE, in DANE County, this the 21 day of SEPT, 20 13

NOTARY PUBLIC

My Commission Expires:
09/08/2016

K. A. JOHNSTON
Notary Public
State of Wisconsin

STATE OF WI)
COUNTY OF DANE)

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $_____, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Subscribed and sworn to before me this the 21 day of SEPT, 2013.

NOTARY PUBLIC

My Commission Expires:

PROPERTY ADDRESS:
1704 5th Ave North
NASHVILLE, TN 37208

PARCEL ID: Map 082-05-0 Parcel 032.00

PROPERTY OWNER/PERSON RESPONSIBLE FOR PAYMENT OF TAXES:

SAME

This deed is prepared with information provided by Steltemeier & Westbrook, PLLC. Preparer makes no representation with regard to the title.

STATE OF Tennessee
COUNTY OF Williamson

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $350,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

April Widaman
AFFIANT

Subscribed and sworn to before me this the 22nd day of November, 2013.

NOTARY PUBLIC

My Commission Expires:
April 1, 2017

LARRY N. WESTBROOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

PROPERTY ADDRESS:
1704 5th Ave North
NASHVILLE, TN 37208

PARCEL ID: Map 082-05-0 Parcel 032.00

~~**PROPERTY OWNER**~~**/PERSON RESPONSIBLE FOR PAYMENT OF TAXES:**

~~Metropolitan Bank~~
~~3500 Lakeland Drive Suite 501~~
~~Flowood, MS 39232~~

Property Owner and Person Responsible for Taxes
Same
Cartus Financial Corporation, a Delaware Corp
40 Apple Ridge Rd.
Danbury, CT 06810

I, Rosemary Smithson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Amy Cross Nance, a notary for this county and state, Rosemary Smithson who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSON EXPIRES: 2/23/15.

