Davidson County DEEDWARR
Recvd: 11/26/13 11:03 3 pgs
Fees:18.00 Taxes:1295.00
20131126-0121346

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 22nd day of November, 2013, by Cartus Financial Corporation, a Delaware Corporation, First Parties, for the purpose of conveying the premises described herein to John Pierce Schubert, Jr., an unmarried man, 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 Cartus Financial Corporation, a Delaware Corporation, by deed recorded as Instrument No. 20131126-0121345, Register's Office for Davidson County, Tennessee.

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 set-back 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, *party of the first part has caused this instrument to be executed by and through its duly authorized officers the day and year first above written.*

CARTUS FINANCIAL CORPORATION, A DELAWARE CORPORATION

By: Al Deterding
Printed Name: **Al Deterding**
Title: **Assistant Vice President**

ATTEST:

By: Amy L. Feisel
Printed Name: **Amy L. Feisel**
Title: **Assistant Vice President**

STATE OF New Jersey)
COUNTY OF Burlington)

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, **Al Deterding** and **Amy L. Feisel**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they are the **Assistant Vice President** and **Assistant Vice President** of Cartus Financial Corporation, a Delaware Corporation, respectively, and that they, as such officers, executed and delivered the foregoing instrument for the purposes therein contained by signing the name of the corporation by themselves as such officers.

WITNESS MY HAND AND SEAL AT OFFICE, in Burlington County, this the 24 day of September, 2013

Ramona Deal
NOTARY PUBLIC

My Commission Expires:
2/21/2018

Ramona Deal
Commission #2430238
Notary Public, State of New Jersey
My Commission Expires
February 21, 2018

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 Blackman
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:
John Pierce Schubert, JR.
1704 5th Ave North
Nashville, TN 37208

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

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.

