WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00

Donna M Regii
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF December, 2013.

Megan Paulus
Notary Public

MY COMMISSION EXPIRES: 1-9-16
(AFFIX SEAL)

MEGAN PAULUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

B-KW-13-902

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Donna M. Regii (NAME)	**First Community Mortgage, Inc.** (NAME)	
902 N 16th St (ADDRESS)	**275 Robert Rose Drive** (ADDRESS)	**083-06-0-010.00**
Nashville, TN 37206 (CITY) (STATE) (ZIP)	**Murfreesboro, TN 37129** (CITY) (STATE) (ZIP)	

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 **SHELBY STREET PARTNERS, A GENERAL PARTNERSHIP,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **DONNA M. REGII AND STEFAN SHMITT, WIFE AND HUSBAND,** 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 LOT NO. 63 ON THE MAP OF WEAKLEY HOME PLACE SUBDIVISION OF RECORD IN PLAT BOOK 421, PAGE 36, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO SHELBY STREET PARTNERS, A GENERAL PARTNERSHIP BY DEED FROM DONALD R. VAUGHN, JR. AND JULIA K. VAUGHN, HUSBAND AND WIFE OF RECORD AT INSTRUMENT NO. 20131024-0110762, AND CORRECTED BY DEED OF CORRECTION OF RECORD IN INSTRUMENT NO. 20131024-0110762, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED MAY 8, 2013 AND RECORDED ON MAY 22, 2013. BEING THE SAME PROPERTY CONVEYED TO DONALD R. VAUGHN, JR. AND JULIA K. VAUGHN, HUSBAND AND WIFE BY DEED FROM FRANK GRIFFIN AND HAZEL P. GRIFFIN OF RECORD IN BOOK 8876, PAGE 883, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED MARCH 2, 1993.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2014 AND SUBSEQUENT YEARS; ALL MATTERS SET FORTH IN THE PLAN OF RECORD IN PLAT BOOK 421, PAGE 36 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

This is
( ) unimproved
(X) improved
property known as **902 N 16th St Nashville, Tennessee 37206**
(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.

BILL GARRETT, Davidson County
Trans: T20130108068 DEEDWARR
Recvd: 12/31/13 12:44 2 pgs
Fees: 13.00 Taxes: 1665.00
20131231-0131231

Witness my/our hand(s) this 23rd day of December, 2013.

Shelby Street Partners, a General Partnership

BY: _____
Ashley Dugger, Partner

STATE OF Tennessee
COUNTY OF Davidson

On this the 23rd day of December, 2013, before me personally appeared Ashley Dugger, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged herself to be a Partner of Shelby Street Partners, a General Partnership, the within named bargainor, a partnership, and that she as such partner executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 23rd day of December, 2013.

_____
Notary Public

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

My Commission Expires:

RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212