THIS INSTRUMENT PREPARED BY:
CHAFFIN & BURNSED, PLLC
49 MUSIC SQUARE WEST, SUITE 502
NASHVILLE, TN 37203
(615) 460-7478

BILL GARRETT, Davidson County
Trans:T20140003569 DEEDWARR
Recvd: 01/16/14 10:28 2 pgs
Fees:13.00 Taxes:636.40
20140116-0004443

WARRANTY DEED

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $172,000.00

Affiant

Subscribed and sworn to before me as of the 13th day of January, 2014.

Notary Public

My Commission Expires: 10/18/16

DANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP – PARCEL #
Jaime R. Shafer & Brittney Laney Shafer 623 Nashua Lane Nashville, TN 37209	SWBC Mortgage Corporation 9311 San Pedro Ave #100 San Antonio, TX 78216	09105022800

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantee," and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, **Ali H. Daher, Stephen A. Demay and Patricia L. Daher**, hereinafter referred to as "Grantor," have bargained and sold, and by these presents do transfer and convey unto **Jaime R. Shafer and Brittney Shafer, husband and wife,** their heirs and/or assigns, hereinafter referred to as "Grantee," a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Being Lot No. 22 on the Plan of Mosswood Heights Section 2 of record in Plat Book 4175 Page 155 Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Ali H. Daher and Stephen A. Demay and wife Patricia L. Daher as joint tenants with right of survivorship by deed from Jerry D. Breeden and wife Victoria Breeden of record at Instrument No. 20070727-0089429 Registers Office for Davidson County, Tennessee on July 26, 2007.

This property is improved property known as 623 Nashua Lane, Nashville, TN 37209

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said "Grantee," their heirs and/or assigns forever; and "Grantor" does covenant with the said "Grantee" that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as stated herein as follows:

1. Subject to all matters shown on the Plan of record in Plat Book 4175, Page 155, Registers Office for Davidson County, Tennessee.

2. Restrictions of record in Book 4469, Page 735, in the Register's Office for Davidson County, Tennessee.

3. Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting the Title that would be disclosed by an accurate and complete land survey of the Land

4. Easements or claims of easements not shown by the Public Records.

Grantor further covenants and binds themselves, their heirs and representatives to warrant and forever defend the title to said real estate to said Grantee, their heirs and/or assigns, against the lawful claims of all persons whatsoever.

IN WITNESS WHEREOF, the "Grantor" has caused their name to be affixed hereto as of the ____ day of January, 2014 .

Ali H. Daher

Stephen A. Demay

By: _____ by _____
Ali H. Daher, Attorney-in-Fact

Patricia L. Daher

By: _____ by _____
Ali H. Daher, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public in and for said County and State, Ali H. Daher, the within named Grantor, 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 13th day of January, 2014.

NOTARY PUBLIC

My Commission Expires: 06-19-16

ASHLEY W. MORGAN STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 06-19-2016

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public in and for said County and State, Ali H. Daher, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-In-Fact for Stephen A. Demay and Patricia L. Daher, such Power of Attorney appearing of record at Instrument No. 20070727-0089430 in the Davidson County Register of Deeds office, and that he as such Attorney-In-Fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of Stephen A. Demay and Patricia L. Daher, the Grantor herein, by the said Ali H. Daher, as Attorney-In-Fact.

Witness my hand and official seal in Nashville, Tennessee, this 13th day of January, 2014.

Notary Public

My Commission Expires: 06-19-16

ASHLEY W. MORGAN STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 06-19-2016