THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
5107 Maryland Way, Ste. 115
Brentwood, TN 37027

BARBARA T. HODGE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires October 2, 2017

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 155,700.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19 DAY OF February, 2014.

Notary Public

MY COMMISSION EXPIRES: 10-2-17

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Timothy D. Gill	New Owner	
2222 Ravenwood Drive	2222 Ravenwood Dr	07208022800
Nashville, TN 37216	Nashville TN 37216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Staid Asset Management, LLC**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Timothy D. Gill, a single man, and Jennifer L. Capalbo, a single woman,**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 161 on the Plan of Plan of Dalewood Section III of record in Plat Book 1835, Page 20, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot 161 fronts 81 feet on the westerly side Ravenwood Drive and runs back between parallel lines 168.2 feet to a dead line.

Being the same property conveyed to William N. Hix, Jr., and wife, Marion A. Hix by Deed from Greenview Homes a Tennessee Corporation at Book 1915, Page 323, dated December 21, 1950 and recorded December 29, 1950.

Being the same Property conveyed to Nationstar Mortgage LLC, d/b/a Champion Mortgage Company, it's successors and assigns by Trustee's Deed from Wilson & Associates, PLLC, Successor Trustee of record at Instrument No. 20130528-0053142, Register's Office Davidson County, Tennessee, dated May 23, 2013 and recorded May 28, 2013.

Being the same property conveyed to Staid Asset Management, LLC by Deed from Nationstar Mortgage, LLC, d/b/a Champion Mortgage Company of record at Instrument No. 20130712-0072371, Register's Office for Davidson County, Tennessee, dated July 03, 2013 and recorded on July 12, 2013.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

BILL GARRETT, Davidson County
Trans: T20140012972 DEEDWARR
Recvd: 02/25/14 09:59 2 pgs
Fees: 13.00 Taxes: 946.09

20140225-0015956

This is () UNIMPROVED

(X) IMPROVED property known as **2222 Ravenwood Drive, Nashville, TN 37216.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand( ) this the 19th day of February, 2014.

Staid Asset Management, LLC

BY: _____
Mark Grange, President

STATE OF Arizona
COUNTY OF Maricopa

Before me, a Notary Public in and for said State and County, personally appeared Mark Grange, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the President of the maker, **Staid Asset Management, LLC**, and is authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand and seal this the 18th day of February, 2014.

My Commission expires Sept. 5, 2015 _____
Notary Public

CONNIE M CHAVEZ
Notary Public - Arizona
Maricopa County
My Comm. Expires Sep 5, 2015