BILL GARRETT, Davidson County
Trans:T20140015316 DEEDWARR
Recvd: 03/06/14 09:19 2 pgs
Fees:13.00 Taxes:751.10
20140306-0018752

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $203,000.00.

Kaitlyn West
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF March, 2013.

Angela K. Robertson
Notary Public
MY COMMISSION EXPIRES: 5-2-2016
File No. G14-8398D

Angela K. Robertson
State of Tennessee Notary Public
Williamson County

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Janet Heilbronn (NAME)	Wolfe Financial, Inc. (NAME)	142-8-A-18 CO
105 Fox Trail (STREET ADDRESS)	191-H NC Hwy. 42 N (STREET ADDRESS)	
Nashville, TN 37221 (CITY) (STATE) (ZIP)	Asheboro, NC 27203 (CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Gary Stephens, unmarried**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Janet Heilbronn, an unmarried 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:

Being a part of Phase I, Coronada, a condominium, as shown on the plan of record in Book 4860, page 26, Register's office for Davidson County, Tennessee, and being more particularly described as follows:

Unit No. 18 on said plan, being located at 105 Fox Trail, as established in the Master Deed and By-Laws establishing a Horizontal Property Regime with respect to Coronada Condominium Association, Inc. of record in Book 4901, page 679, and Book 4901, page 702, respectively, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Gary Stephens from US Bank, National Association as Trustee for MASTR Asset Backed Securites Trust 2005-HE2, Mortgage Pass-Through Certificates, Series 2005-HE2, by Special Warranty Deed dated August 7, 2013, as Instrument No. 20130823-0089036, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. This is a Condominium Unit, and pursuant to the Master Deed and Bylaws, is subject to Homeowner's dues and liens for assessment thereof.

2. Charter of Homeowner's Association of record in Book 4902, page 938, Book 6132, page 118, and Book 7694, page 733, Register's Office for Davidson County, Tennessee.

3. The premises herein is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; also subject to easements, rights, and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land

embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, reservations, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Phase I, Coronada Town Home Condominiums and recorded in Book 4901, page 679, Book 5202, page 329, Book 5306, page 241, Book 5522, page 675, and Book 5869, page 269, Register's Office for Davidson County, Tennessee.

4. Bylaws of record in Book 4901, page 702 and Instrument No. 20100304-0016850, Register's Office for Davidson County, Tennessee.

5. Underground Utilities Easement as recorded in Book 7173, page 324, Register's Office for Davidson County, Tennessee.

The 2013 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 105 Fox Trail, Nashville, TN 37221.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging 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. Whenever 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/our hand(s) this 4th day of March, 2013.

Gary Stephens

March 04, 2013
Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Gary Stephens, unmarried, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 4th day of March, 2013.

My Commission Expires: 9/11/2014

Notary Public

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066