WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $88,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF MARCH, 2014.

Notary Public

MY COMMISSION EXPIRES: 11-6-17
(AFFIX SEAL)

ANGELA G. BATSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 6, 2017

R-AG-14-1814

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Davidson County DEEDWARR
Recvd: 03/19/14 13:30 3 pgs
Fees:18.00 Taxes:325.60
20140319-0022758

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Mark A. Shreve	**Guaranty Trust Company**	
(NAME)	(NAME)	**08107026900**
1814 15th Avenue N	**316 Robert Rose Drive**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	**Murfreesboro, TN 37129**	
(CITY) (STATE) (ZIP)	(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, I/we **AMY GLEAVES, MARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **MARK A. SHREVE, UNMARRIED** 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 the Southerly 33-1/3 feet of Lot No. 15 on the Plan of Menees' Subdivision of Lot No. 8 of the Thomas Woodard Property, as of record in Plat Book 161, Page 44, Register's Office of Davidson County, Tennessee. Said part of Lot No. 15 fronts 33-1/3 feet on the Easterly side of 15th Avenue North and extends back between parallel lines, 116.4 feet, more or less, to an alley in the rear.

Being the same property conveyed to Gordon Chatman, unmarried by Deed from Lasalle Bank National Association, as Trustee for Certificateholders of Bear Stearns Asset Backed Securities I LLC, Asset Backed-Certificates, Series 2006-HE2, by EMC Mortgage Corporation, as Attorney, dated 09/23/2008 and filed for record on 10/07/2008 in Instrument 200810070101834, Register's Office for Davidson County, Tennessee.

The said Gordon Chatman having since died on August 20, 2010.

Being the same property conveyed by Affidavit of Heirship to Gordon Chatman, Jr. and Gabrelle Chatman as of record in Instrument No. 201110110078857, Register's Office for Davidson County, Tennessee.
Order of Conservatorship appointing Urushla Atkins to execute all documents on behalf of Gabrelle Chatman and order to sell said property is recorded in Docket No. 11P-1282, Circuit Court (Probate Division) of Davidson County, Tennessee.

Being the same property conveyed to Amy Gleaves by Warranty Deed from Gordon Chatman, Jr. and Gabrelle Chatman, recorded on the 11th day of October, 2011 in Instrument No. 20111011-0078858, in the Register's Office of Davidson County, Tennessee.

THIS HAS NEVER BEEN A PRIMARY OR MARITAL RESIDENCE OF GRANTOR HEREIN.

This conveyance is subject to:
- 2014 Property Taxes prorated and assumed by grantee
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of MENEE'S SUBDIVISION OF LOT NO. 8 OF THE THOMAS WOODARDS SUBDIVISION, as recorded in Plat Book 161, Page(s) 44, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
- Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1814 15th Avenue N, Nashville, Tennessee 37208**.

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.

Witness my/our hand(s) this the 14th DAY OF MARCH, 2014.

Amy Gleaves

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, AMY GLEAVES, the within named bargainor, 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 the 14th of March, 2014.

Notary Public
My Commission Expires: January 9, 2016
(SEAL)

BRIAN D. MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Certification of Authenticity

I, Kim Hollingshead, do hereby make oath that I am a license attorney and/or the custodian of the electronic version of the attached document 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, the undersigned, a notary public for this county and state, Kim Hollingshead who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expire: 12-27-15

Notary's Seal (if on paper)

CAITLIN E. SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
HAMILTON COUNTY

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007, shall be considered validly registered with or without the certification provided in subdivision (2).