WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/15/14 13:37 3 pgs
Fees:18.00 Taxes:724.79
20140515-0041841

KRISTI MINTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$195,888.00.**

Affiant

Subscribed and sworn to before me, this the 15th day of May, 2014.

Kristi Minton
Notary Public

My commission expires: 9/18/17
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Patsy E. Stuessi **Kurt A. Stuessi**	Flagstar Bank	**Map 053-08-0-A Parcel 005-00co**
2119 Lakeshore Drive	5151 Corporate Drive	
Old Hickory, TN 37138	Troy, MI 48098	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Sheree L. Lynch

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kurt A. Stuessi and Patsy E. Stuessi, husband and wife

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 Unit No. 2119, on the Plan of Lakeshore Pointe Condominiums, Phase One, of record in Plat Book , page , Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Kenny Lee Lynch and wife, Sheree L. Lynch, by Deed dated November 22, 2000, from Lucca Properties, L.L.C., a Tennessee limited liability company, of record in Instrument No. 20001130-0117646, Register's Office for Davidson County, Tennessee. This property was further conveyed to Sheree L. Lynch by Quitclaim Deed dated January 27, 2004 from Kenny Lee Lynch, of record in Instrument No. 20040312-0028596, said Register's Office of Davidson County, Tennessee.

Conveyance of the above described parcel is subject to the following:

1) The Plan of record in Book 9700, Page 704, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2) All matters shown on the Plan of record in Book 547, Page 127, Register's Office for Davidson County, Tennessee. 3) A 25-foot ingress and egress easement and an easement of access to the use of a swimming pool as set out in Deeds of record in Book 11053, Page 729, and Book 11277, Page 762, said Register's Office. 4) Master Deed of Lakeshore Pointe Condominiums, of record in Book 11053, Page 690, and as amended in Instrument No. 20121005-0091619, said Register's Office. 5) By-Laws of Lakeshore Pointe Homeowners' Association, Inc. of record in Book 11053, Page 715, Register's Office for Davidson County, Tennessee. 6) Charter of Lakeshore Pointe Condominiums Homeowners' Association, Inc. of record in Book 11053, Page 747, Register's Office for Davidson County, Tennessee.

This is improved (__x__) Unimproved (____) property, known as **2119 Lakeshore Drive, Old Hickory, TN 37138**

D1291-1124

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 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/our hand(s) this 14 day of **May, 2014.**

Sheree L. Lynch

Sheree L. Lynch

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Sheree L. Lynch,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 14 day of **May, 2014.**

Diana L. Aubin

Notary Public

DIANA AUBIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

My Commission Expires: 11-15-15

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, do hereby make oath that I am a licensed 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.

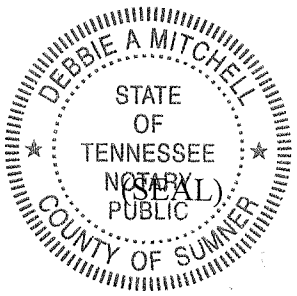
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Debbie A. Mitchell, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Notary Public

My Commission Expires: 4/19/2017