WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $242,500.00

Affiant

Subscribed and sworn to me on July 25th, 2014

NOTARY PUBLIC
My Commission Expires: 11-6-17

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV. 6, 2017

BILL GARRETT, Davidson County
Trans:T20140057341 DEEDWARR
Recvd: 08/06/14 11:17 3 pgs
Fees:18.00 Taxes:897.25
20140806-0070638

THIS INSTRUMENT WAS PREPARED BY:

John Cobb Rochford, Attorney-at-Law
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Matthew D. and Paula K. Stranges 508 Rose Hall Nashville, TN 37212	Waterstone Mortgage Corp N25W23255 Paul Rd Pewaukee, WI 53072	104-06-N-508

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Danny M. Gurba and spouse, Carol L. Gurba, a one-half interest and Katharine N. Gurba, married, and Brad Bakker who joins in this conveyance for the purposes of transferring marital interest in this property, a one-half interest, the half-interest as they relate to one another shall be held as joint tenants with right of survivorship, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Matthew D. Stranges and Paula K. Stranges, husband and wife, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> A Condominium Apartment in Davidson County, Tennessee, Being Unit No. 508 of Rose Hall, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 6900, page 379, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the Apartment's appurtenant undivided interest in the general and limited common elements of the condominiums.
>
> Being the same property conveyed to Danny M. Gurba and spouse, Carol L. Gurba, a one-half interest, and Katharine N. Gurba, a one-half interest, the half interests as they relate to one another shall be held as joint tenants with right of survivorship, by Warranty Deed from Allan R. Young and spouse, Linda K. Young dated July 20, 2005, and recorded July 21, 2005 in Instrument No. 20050721-0085083, Register's Office for Davidson County, Tennessee.
>
> This property is also known as improved property located at 508 Rose Hall, Nashville, TN 37212.
>
> This instrument is executed on behalf of Danny M. Gurba and Carol L. Gurba by Brad Bakker as their Attorney-In-Fact pursuant to recorded Powers of Attorney of record in Instrument No. 20140806-0070636 and 20140411-0030699, Register's Office for Davidson County, Tennessee. and 20140806-0070639

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 successors and assigns, forever, and GRANTORS do covenant with the said GRANTEES that they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and

forever defend the title to the said land to the said GRANTEES, their successors 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 our hands on July 25, 2014.

Danny Gurba, by Brad Bakker
Danny M. Gurba
By: Brad Bakker As His Attorney-In-Fact

Carol Gurba, by Brad Bakker
Carol L. Gurba
By: Brad Bakker As Her Attorney-In-Fact

Katharine N. Gurba

Brad Bakker

STATE OF ILLINOIS
COUNTY OF COOK

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Brad Bakker with whom I am personally acquainted (or who has proved to me on the basis of satisfactory evidence to be the person herein described), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the "attorney-in-fact" for Danny Gurba and Carol Gurba and is authorized by Danny Gurba and Carol Gurba to execute this instrument on behalf of Danny Gurba and Carol Gurba.

Witness my hand and official seal on July 25, 2014.

NOTARY PUBLIC

My Commission Expires: 10-1-2016

OFFICIAL SEAL
TIMOTHY PHILLIPS
Notary Public - State of Illinois
My Commission Expires Oct 1, 2016

STATE OF ILLINOIS
COUNTY OF COOK

On July 25, 2014, before me personally appeared Brad Bakker to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal on July 25, 2014.

NOTARY PUBLIC

My Commission Expires: 10-1-2016

OFFICIAL SEAL
TIMOTHY PHILLIPS
Notary Public - State of Illinois
My Commission Expires Oct 1, 2016

STATE OF _____
COUNTY OF _____

On July _____, 2014, before me personally appeared Katharine N. Gurba to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Witness my hand and official seal on July _____, 2014.

NOTARY PUBLIC

My Commission Expires: _____

forever defend the title to the said land to the said GRANTEES, their successors 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 our hands on July 25, 2014.

Danny M. Gurba
By: Brad Bakker As His Attorney-In-Fact

Carol L. Gurba
By: Brad Bakker As Her Attorney-In-Fact

Katharine N. Gurba

Brad Bakker

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Brad Bakker with whom I am personally acquainted (or who has proved to me on the basis of satisfactory evidence to be the person herein described), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the "attorney-in-fact" for Danny Gurba and Carol Gurba and is authorized by Danny Gurba and Carol Gurba to execute this instrument on behalf of Danny Gurba and Carol Gurba.

Witness my hand and official seal on July _____, 2014.

NOTARY PUBLIC

My Commission Expires: _____

STATE OF _____
COUNTY OF _____

On July _____, 2014, before me personally appeared Brad Bakker to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal on July _____, 2014.

NOTARY PUBLIC

My Commission Expires: _____

STATE OF Missouri
COUNTY OF St Louis

On July 25, 2014, before me personally appeared Katharine N. Gurba to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Witness my hand and official seal on July 25, 2014.

NOTARY PUBLIC

My Commission Expires: 9-27-15

LESHANDACY WALLS
Notary Public - Notary Seal
State of Missouri
Commissioned for St. Louis County
My Commission Expires: September 27, 2015
Commission Number: 11246641