WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20140059312 DEEDWARR
Recvd: 08/13/14 09:22 2 pgs
Fees: 13.00 Taxes: 888.00

20140813-0072969

R-VRES-14-0400

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF AUGUST, 2014.

Notary Public

MY COMMISSION EXPIRES: 10/18/16

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Amanda Brooke Asbury and Barbara D. Asbury	Franklin American Mortgage Company	
(NAME)	(NAME)	
400 N 17th St	**501 Corporate Centre Drive**	**83-10-60.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Franklin, TN 37067	
(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 **SHAYNE HARTBARGER, MARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **AMANDA BROOKE ASBURY, UNMARRIED, BARBARA D. ASBURY, MARRIED,** 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:

Being Lot No. 196 and 197 on the map of McEwen Place, of record in Book 332, Page 133, Register's Office for said county. Said lots Nos. 196 and 197 front 30 feet each on the Easterly side of North 17th street and run back between parallel lines, with the Northerly margin of Ordway Place, Formerly Grove Avenue, 128 feet to an alley.

Being the same property conveyed by Quitclaim Deed from Joseph M. Fletcher Jr. to Shayne M. Hartbarger as recorded on the 25th day of July, 2012 in Instrument No. 20120725-0065305 and Warranty Deed from Constantin Gheorghe to Shayne M. Hartbarger as recorded on the 13th day of November, 2009 in Instrument No. 20091113-0104910, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of MCEWEN PLACE, as recorded in Plat Book 332, Page(s) 133, 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 HAS NEVER BEEN A PRIMARY OR MARITAL RESIDENCE OF GRANTOR'S SPOUSE.

This is **improved** property known as: **400 N 17th St, Nashville, Tennessee 37206**.

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 8 DAY OF AUGUST, 2014.

Shayne Hartbarger by John Gleaves as Attorney In Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Gleaves, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of SHAYNE HARTBARGER, and who acknowledged he/she/they executed the same as the free act and deed of the said SHAYNE HARTBARGER.

Witness my hand and official seal, this the 8th of August, 2014.

Notary Public
My Commission Expires: Jan. 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