WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140093170 DEEDWARR
Recvd: 12/12/14 14:09 2 pgs
Fees:13.00 Taxes:1720.50
20141212-0114022

LEROY J. MARIUS
MY COMMISSION # EE 191808
EXPIRES: May 18, 2016
Bonded Thru Notary Public Underwriters

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $465,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 26 day Nov of

Notary Public

MY COMMISSION EXPIRES: May 18, 2016
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 30 Burton Hills, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Alison Asaro, an unmarried person	Shelter Mortgage LLC	083 14 0 134.00
(NAME)	(NAME)	
1707 Fatherland Street	2550 Meridian Boulevard, Suite 100	
(ADDRESS)	(ADDRESS)	
Nashville 37206	Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Four Hundred Sixty-Five Thousand And No/100 Dollars ($465,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **David P. Staubitz and Megan Staubitz, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Alison Asaro, an unmarried person**, 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:

That certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, Being Lot No. 45 of Block "A" on the Plan of Priest Home Place of record in Plat Book 161, Page 102, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same premises conveyed to Jamie P. Dwyer, Jr., unmarried by Warranty Deed from Timothy Scott Snell and wife Kathleen Wilson Snell dated June 24, 2009 and recorded June 26, 2009 as Instrument No. 20090626-0059516, in said Register's Office for Davidson County, Tennessee.

Further being the same premises conveyed to David P. Staubitz, a married man by Warranty Deed from Jamie P. Dwyer, Jr., unmarried dated February 15, 2013 and recorded February 27, 2013 as Instrument No. 20130227-0019670, in said Register's Office for Davidson County, Tennessee.

File Number: GRN-142240

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1707 Fatherland Street, Nashville, TN 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 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, has 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 our hands this 25th day of November, 2014.

David P. Staubitz by Megan Staubitz, Attorney in Fact
David P. Staubitz
By: Megan Staubitz, Attorney in Fact

Megan Staubitz

STATE OF FLORIDA

County OF MIAMI-DADE

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Megan Staubitz , to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of David P. Staubitz, as Attorney-in-fact, and acknowledged that she exectued the same as the free act and deed of David P. Staubitz, for the purposes therein contained.

Witness my hand and official seal, this the 25th of November, 2014.

Notary Public

My Commission Expires: May 18, 2016

(SEAL)

LEROY J. MARIUS
MY COMMISSION # EE 191688
EXPIRES: May 18, 2016
Bonded Thru Notary Public Underwriters

File Number: GRN-142240