Davidson County	DEEDWARR
Recvd: 05/29/15 15:45	4 pgs
Fees:23.00 Taxes:5161.50	
20150529-0049918	

This instrument prepared by:
Fidelity Residential Solutions
10125 Crosstown Circle, Suite 380
Eden Prairie, MN 55344
748770 041809
Lacie Garlinski

WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
		117-04-0-257.00
(NAME) Travis Joseph McShane	(NAME) New owner	
(STREET ADDRESS OR ROUTE NUMBER) 2812 Oakland Ave.	(STREET ADDRESS)	
(CITY) (STATE) (ZIP) Nashville, TN 37212	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Jeffrey C. Kuster and Heidi M. Kuster, husband and wife have this day bargained and sold, and do hereby transfer and convey unto the said Travis Joseph McShane, unmarried the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson, Tennessee as follows:

See Attached Exhibit "A".

Being that same property described in and conveyed to the Grantor herein by Warranty Deed of record at Instrument No. 20130424-0040440 in the Register's Office of DAVIDSON County, Tennessee.

STATE OF TN
COUNTY OF DAVIDSON The actual consideration or value whichever is greater, for this transfer is $ 1,395,000.00

Affiant

Subscribed and sworn to before me this the 29th day of May 2015.

Notary Public

My commission expires:

(Affix Seal)

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires November 6, 2017

This is unimproved ( ), known as 2812 Oakland Ave., Nashville, TN 37212
improved (X)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 hand this 20th day of April, 2015, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Jeffrey C. Kuster

Heidi M. Kuster

STATE OF Florida
COUNTY OF Pinellas

Personally appeared before me, ~~[illegible]~~ Kimberly L. Lahey a Notary Public in and for said County and State, Jeffrey C. Kuster, the within named bargainor married (fill in marital status), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of April, 2015.

Notary Public
My Commission Expires: 12/8/16

(This area for official notarial seal)

KIMBERLY L. LAHEY
MY COMMISSION # EE 831000
EXPIRES: December 8, 2016
Bonded Thru Notary Public Underwriters

STATE OF Florida
COUNTY OF Pinellas

Personally appeared before me, ~~[illegible]~~ Kimberly L. Lahey a Notary Public in and for said County and State, Heidi M. Kuster, the within named bargainor married (fill in marital status), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of April, 2015.

Notary Public
My Commission Expires: 12/8/16

(This area for official notarial seal)

KIMBERLY L. LAHEY
MY COMMISSION # EE 831000
EXPIRES: December 8, 2016
Bonded Thru Notary Public Underwriters

Exhibit "A"

Land in Davidson County, Tennessee, being Lot No. 30 on the Plan of Belmont Terrace of record in Plat Book 421, Page 101, 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 property conveyed to Jeffrey C. Kuster and Heidi M. Kuster, husband and wife by Warranty deed from Dreaminc, a Tennessee Corporation of record in Instrument No. 20130424-0040440 Register's Office for Davidson County, Tennessee, dated April 19, 2013 and recorded on April 24, 2013.

True Copy Certification

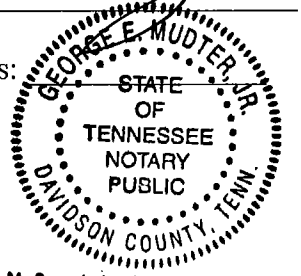
I, KELLY E. COX, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, GEORGE E. MUDTER, JR., a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires:
Notary Seal:



My Commission Expires MAY 3, 2016