BILL GARRETT, Davidson County
Trans:T20150047698 DEEDWARR
Recvd: 06/16/15 10:50 2 pgs
Fees:13.00 Taxes:703.00
20150616-0057122

15-1-154

Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this 8th day of June, 2015 by and between Karol A. Snap n/k/a Karol A. Hart, married, hereinafter referred to as GRANTOR, and Dustin Whitaker and Kristin Schauberger, tenants in entirety, hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES the following described property lying in City of Nashville, County of Davidson, State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 21 on the Plan of Abbay Hall, Section I, of record in Book 2331, page 18, Register's Office for said County.

Being the same property conveyed to Karol A. Snap now known as Karol A. Hart by Warranty Deed from Sue H. Sells, dated August 31, 2006, recorded September 6, 2006, of record in Instrument 200609060110058, Register's Office for Davidson County, Tennessee.

Brad Hart joins in this conveyance to waive all rights, title and interest to the property.

This is [xx]improved [ ]unimproved property known as: 519 Elysian Fields Rd, Nashville, TN 37211

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Karol A. Hart

Karol A. Hart

Brad Hart

INDIVIDUAL
STATE OF TENNESSEE
COUNTY OF Montgomery

Personally appeared before me, a Notary Public of said county and state, Karol A. Hart, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed.

Witness my hand, at office, this 5 day of June, 2015.

Notary Public

My Commission Expires: 12-14-16

ANITA J. FATHEREE
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

NDIVIDUAL
STATE OF TENNESSEE
COUNTY OF Montgomery

Personally appeared before me, a Notary Public of said county and state, Brad Hart, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed.

Witness my hand, at office, this 5 day of June, 2015.

Notary Public

My Commission Expires: 12-14-16

ANITA J. FATHEREE
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Name and Address of Property Owner:
Dustin Whitaker and Kristen Schauberger
519 Elysian Fields Rd,
Nashville, TN 37211

Send Tax Statements to:
Metropolitan BK
~~3500 Florwood~~ Lakeland Dr.
Florwood, MS 39232

Map & Parcel 13313009000

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $190,000.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Leslie McCollum

Affiant

Sworn to and subscribed before me, a Notary Public, this 8th day of June, 2015.

Notary Public

My Commission Expires: My Commission Expires October 30, 2016

LEAH A. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Land Title South, Inc.
~~3326 Aspen Grove~~ Drive, Suite 400
Franklin, TN 37067
15-1-154