Karen Johnson Davidson County
Batch# 288742 DEEDWARR
09/20/2019 09:11:30 AM 3 pgs
Fees: $18.00 Taxes: $1,838.90
20190920-0095642

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $497,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF SEPTEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2021

G-PR-19-**411**

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)
Jason Brent Stuber	SHELTER LENDING SERVICES, LLC	
(NAME) **411 Van Buren Street**	(NAME) 4000 W BROWN DEER ROAD	**082-09-0T-001.00-CO**
(ADDRESS) **Nashville, TN 37208**	(ADDRESS) MILWAUKEE WI 53209	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MICHAEL JAMES ONOFRAY AND JENNIFER ELMER ONOFRAY, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JASON BRENT STUBER, A SINGLE PERSON**, hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 1, Germantown Station Condominiums, as shown on Exhibit B to Declaration of record in Instrument No. 20100804-0061209 and amended in Instrument No. 20111020-0081623, in the Register's Office, Davidson County, Tennessee, to which Master Deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Michael James Onofray and Jennifer Elmer Onofray, husband and wife by Warranty deed from Laurie E. Carlisle and Donald Hodge, wife and husband of record in Instrument No. 20170329-0030495 Register's Office for Davidson County, Tennessee, dated March 27, 2017 and recorded on March 29, 2017.

This conveyance is subject to:
- Taxes for the year 2019 and subsequent years, a lien not yet due and payable.
- All matters shown on the Plan attached as Revised Exhibit B, Amendment No. 1 to the Declaration of Germantown Station Condominiums of record in Instrument 201110200081623, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Germantown Station Condominium of record in Instrument Number 20100804-0061209, amended in Instrument 20111020-0081623, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Instrument Number 20150917-0094596, in the Register's Office for Davidson County, Tennessee.
- Charter for HOA in Instrument 20101119-0092835, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Water Quality in Instrument 20070919-0111969, Register's Office for Davidson County, Tennessee.
- Inspection and Maintenance Agreement for private Storm Water Management Facilities of record in Instrument No. 20070919-0112010 and Instrument No. 20100621-0047868, Register's Office for Davidson County, Tennessee.
- Condition set out in Quitclaim Deeds of record in Instrument Number 20100722-0057467 and Instrument No. 20100722-0057468, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **411 Van Buren Street, Nashville, Tennessee 37208**.

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 17th DAY OF SEPTEMBER, 2019.

Michael James Onofray by Jennifer Elmer Onofray, Attorney in Fact

Michael James Onofray by Jennifer Elmer Onofray, Attorney in Fact

Jennifer Elmer Onofray

Jennifer Elmer Onofray

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICHAEL JAMES ONOFRAY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17th of September, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN TERRELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-02-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JENNIFER ELMER ONOFRAY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17th of September, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN TERRELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-02-2022

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I, **Angie Lawless**, 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.

Signature

State of **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022