BOX 1

Davidson County DEEDWARR
Recvd: 08/06/03 11:42 2pgs
Fees:13.00 Taxes:553.15

20030806-0111779

WARRANTY DEED

NOTARY PUBLIC AT LARGE
AFFORD CO.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $149,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF JULY, 2003.

Notary Public

MY COMMISSION EXPIRES: May 28, 2006

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stephen B. Lytle	SunTrust Mortgage Inc., A Virginia Corporation	150-3-295
(NAME)	(NAME)	
905 Hillshire Court	P.O. Box 79041	
(ADDRESS)	(ADDRESS)	
Antioch, Tennessee 37013	Baltimore, MD 21279-0001	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Scott A. Ahaus and wife, Lynette Ahaus and John L. Ahaus, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Stephen B. Lytle and wife, Judy D. Lytle, 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:

Land in Davidson County, Tennessee, being Lot No. 606 on the Plan of Kensington of Priest Lake, Section Two of record in Plat Book 6250, Pages 592 and 593, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Scott A. Ahaus and wife, Lynette Ahaus and John L. Ahaus, by deed of record in Book 9950, Page 288, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This instrument is executed on behalf of Scott A. Ahaus and wife, Lynette Ahaus and John L. Ahaus by Carolyn Adcock as their Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument No. 20030806-0111777 and Instrument No. * , in the Register's Office for Davidson County, Tennessee.

*20030806-0111778

unimproved ☐
This is improved ☒ property, known as 905 Hillshire Court, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, 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 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.

JUL-29-2003 19:00 ADVANTAGE TITLE 615 777 2015 P.02

Witness my/our hand(s) this 29th day of July, 2003.

John L. Ahaus by Carolyn Adcock Atty in Fact

Scott A. Ahaus by Carolyn Adcock Atty in Fact

Lynette Ahaus by Carolyn Adcock Atty in Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 29th day of July, 2003, before me personally appeared Carolyn Adcock, the person who executed the foregoing instrument on behalf of Scott A. Ahaus and Lynette Ahaus and John L. Ahaus and who acknowledged that she executed the same as the free act and deed of the said Scott A. Ahaus and Lynette Ahaus and John L. Ahaus, through Power of Attorney granted her by the said Scott A. Ahaus and Lynette Ahaus and John L. Ahaus.

Witness my hand and official seal at Nashville, Tennessee this 29th day of July, 2003.

Commission expires: ~~May 28, 2006~~ 1-25-2006

Angela Parker
Notary Public

NOTARY PUBLIC AT LARGE TENN. WILLIAMSON CO.
My Commission Expires

JUL-29-2003 19:01 ADVANTAGE TITLE 615 777 2015 P.03