# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $223,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF JANUARY, 2005

Charlotte A. Bethel
Notary Public

MY COMMISSION EXPIRES: 4-16-08
(AFFIX SEAL)

CHARLOTTE A. BETHEL NOTARY PUBLIC AT LARGE CHEATHAM CO. TENN.

**THIS INSTRUMENT WAS PREPARED BY**
West End Title & Escrow, LLC, One Burton Hills Blvd., Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| A. Holly Haury | First Franklin, ~~A. Holly Haury~~ A. Div. of National City Bk of Indiana | 103-6-199 |
| (NAME) | (NAME) | |
| 711 Kendall Drive | 150 ~~711 Kendall Drive~~ Allegheny Ctr. Mall | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, Tennessee 37209 | Philadelphia ~~Nashville, TN 37209~~ PA. 15212 | |
| (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,

Jason P. Ofsanko and wife, Stacey U. Ofsanko, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

A. Holly Haury, unmarried, 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. 16 on the Plan of Brookside Court, Addition No. 3 as shown on Plat of record in Book 1835, page 107, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Jason P. Ofsanko and wife, Stacey U. Ofsanko by deed of record as Instrument No. 20021127-0147436, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 711 Kendall Drive, Nashville, TN 37209

(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.

Witness our hands this 21st day of January, 2005.

Jason P. Ofsanko

Stacey U. Ofsanko

Davidson County DEEDWARR
Recvd: 01/26/05 08:46 2 pgs
Fees:13.00 Taxes:825.10

20050126-0009418

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jason P. Ofsanko, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, this 21st day of January, 2005

Notary Public

My Commission Expires: 9/24/05

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Stacey U. Ofsanko, the within named bargainor, 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 and official seal at Nashville, this 21st day of January, 2005

Notary Public

My Commission Expires: 9/24/05