return to

Jim R. Vanderpool, P.C.
5120 Virginia Way, C-22
Brentwood, TN 37027
(615) 370-4443

This instrument prepared by:
Brenda R. Lehman, Attorney at Law, an employee of
First American Title Insurance Company
Six Cadillac Drive, Suite 190
Brentwood, Tennessee 37027
(615) 371-8999

File No.: **2120-806332**

Davidson County DEEDWARR
Recvd: 05/12/05 15:21 3 pgs
Fees:18.00 Taxes:828.80
20050512-0053949

WARRANTY DEED

THIS INDENTURE, made and entered into this **Sixth day of May, 2005**, by and between **Richard W. Streiff and Phyllis A. Streiff, husband and wife and Nicole Loress Streiff as joint tenants with right of survivorship**, parties of the first part, and **Jason Kaplan**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

Land in Davidson County, Tennessee, being Unit No. 7 on the Revised Plan of STOKESWOOD Condominium, as of record in Plat Book 6200, Page 438, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed by Warranty Deed from Diana Springfield, married to Richard W. Streiff and wife, Phyllis A. Streiff as recorded on the 28th day of March, 2001, in Instrument No. 20010328-0029924 and Quitclaim Deed from Richard W. Streiff and wife, Phyllis A. Streiff to Richard W. Streiff and wife, Phyllis A. Streiff, and Nicole Loress Streiff, unmarried, as joint tenants with rights of survivorship as recorded on the 18th day of May, 2001 in Instrument No. 20010518-0051871, in the Register's Office of Davidson County, Tennessee.

Nicole Loress Streiff, Nicole L. Streiff, Nicole Loress Streiff McCoin, Nicole L.S. McCoin, Nicole S. McCoin and Nicole Loress McCoin and Nicole Streiff McCoin are one and the same person.

Patrick McCoin joins in the execution of the deed to convey any interest in the real property he may have by virtue of his marriage to Nicole Loress Streiff.

This conveyance is made subject to:
(1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

Parcel ID # **117-08-0-B 007.00 CO**

XX Improved OR
Unimproved property located at: **103 Stokeswood Place, Nashville, Tennessee 37215**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Richard W. Streiff

Phyllis A. Streiff

Nicole Loress Streiff

STATE OF **TENNESSEE**

COUNTY OF **WILLIAMSON**

Before me, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Richard W. Streiff and Phyllis A. Streiff, husband and wife and Nicole Loress Streiff as joint tenants with right of survivorship** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as **their** free Act and Deed.

Witness my hand and Notarial Seal this **Sixth day of May, 2005.**

Notary Public

My Commission Expires: 9/4/06

W. BRAD LEHMAN NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.

****

Owner's Name: **Jason Kaplan**

and Address: **103 Stokeswood Place**
Nashville, TN 37215

Mail tax bills to, (Person or Agency responsible for payment of taxes)
Flagstar Bank, FSB
PO Box 7026
Troy MI 48007-7026

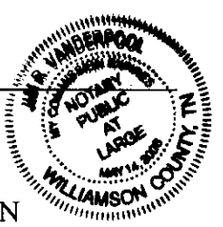
I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$224,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this **Sixth day of May, 2005.**

Notary Public

My Commission Expires: _____



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 4th day of May, 2005, personally appeared before me, the undersigned, a notary public in and for Said County and State, Patrick McCoin, to me known or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this the 4th day of May, 2005

My Commission Expires: 3/10/07

Brenda R Behman
Notary Public

