Davidson County DEEDWARR
Recvd: 08/02/05 16:34 2 pgs
Fees:13.00 Taxes:423.65

20050802-0090579

207

WARRANTY DEED

MARY BIRTHRIGHT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 24, 2007

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 114,500.00
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF July 2005

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jarrow L. McClain Jr. (NAME)	nBank, N.A. (NAME)	MAP 043-010
1220 Sylvia Drive (ADDRESS)	55 Merchant Street, Suite 300 (ADDRESS)	PARCEL 159.00
Madison, TN 37115 (CITY) (STATE) (ZIP)	Cincinnati, OH 45246 (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, Matthew Faulhaber and wife, Melissa Meixner Faulhaber and Karla Faulhaber and husband, Gary Faulhaber

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jarrow L. McClain Jr., 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. 12 on the Plan of Oakwood Subdivision, as of record in Plat Book 5210, Page 149, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said Lot.

Being the same property conveyed to Matthew Faulhaber and wife, Melissa Meixner Faulhaber and Karla Faulhaber and husband, Gary Faulhaber, by Warranty Deed from Chuck Crook d/b/a Cody Builders, Ltd., dated January 20, 1998, of record in Book 10772, Page 731, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2005, and subsequent years, easements and restrictive covenants of record.

Matthew Faulhaber executes this Instrument as Attorney in Fact on behalf of Karla Faulhaber, pursuant to a Specific Power of Attorney of record at Instrument No. 20050802-0090578, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 1220 Sylvia Drive, Madison, TN 37115
(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 hand s this 25th day of July, 2005

Matthew Faulhaber
Matthew Faulhaber

Melissa Meixner Faulhaber
Melissa Meixner Faulhaber

Karla Faulhaber By Matthew Faulhaber
Karla Faulhaber By Matthew Faulhaber, Her Attorney-in-Fact

Gary Faulhaber
Gary Faulhaber

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Matthew Faulhaber and wife, Melissa Meixner Faulhaber and ~~Karla Faulhaber and husband~~ Gary Faulhaber

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 25th day of July 2005.

Commission expires 9/22/07

Notary Public

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ .

My commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Matthew Faulhaber, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Karla Faulhaber as her Attorney-In-Fact, and acknowledged that he as her Attorney-in-fact executed the same as the free act and deed of the said Karla Faulhaber.

Witness my hand and official seal at Goodlettsville, TN, this the 26th day of July, 2005.

Doris Coley
Notary Public

My Commission Expires: 10/26/05

DORIS COLEY NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE