Davidson County DEEDWARR
Recvd: 09/30/05 10:11 2 pgs
Fees:13.00 Taxes:639.73
20050930-0117590

WARRANTY DEED

This instrument prepared by
THE HOME CLOSING COMPANY, INC.
214 Centerview Drive Suite 225
Brentwood, TN 37027

OWNER:		SEND TAX BILLS TO:	
Name	**Eric J. Schaap**	Name	SAME
Address	**6769 Ascot Drive**	Address	
City/State/Zip	**Antioch, TN 37013**	City/State/Zip	

FOR AND IN CONSIDERATION of the sum of **Ten Dollars ($10.00),** cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged,

Antoinette T. Love, an unmarried woman ("Grantor") has this day bargained and sold, and does hereby transfer and convey unto **Eric J. Schaap, an unmarried man ("Grantee")** its successors and assigns, all its right, title and interest in and to property located in **DAVIDSON** County, State of **TENNESSEE,** more particularly described as follows:

Land in Davidson County, Tennessee being Lot No. 253 on the Final Plat of Phase Three, Section Two, Long Hunter Chase, as of record in Instrument Number 20020926-0117442, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.

Being all of the same property conveyed to Antoinette T. Love, unmarried, by Warranty Deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, of record in Instrument Number 20040324-0033303, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2005 and subsequent years and all matters of record including restrictions, declarations, easements, dedications, agreements, memorandums, and assessments, as shown of record in the Register's Office for Davidson County, Tennessee.

Map-Parcel No.'s: 151-9-O-A-253-CO

This is improved property known as: 6769 Ascot Drive, Antioch, TN 37013.

TO HAVE AND TO HOLD said real estate, with appurtenances, estate, title and interest belonging to the said grantees, their heirs and assigns forever. **I** covenant that **I am** lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.
I further covenant and bind **my** heirs and representatives, to warrant and forever defend the title to said real estate to said grantees, their heirs and assigns, against the lawful claims of all persons.

Witness **my** hand this **23rd** day of **September, 2005.**

Antoinette T. Love

STATE OF TENNESSEE
COUNTY OF Williamson

PERSONALLY APPEARED before me, the undersigned, a Notary Public in and for said County and State, **Antoinette T. Love** with whom I am personally acquainted, and who acknowledged that **she** executed the within instrument for the purposes therein contained.

WITNESS MY HAND and official seal at office, this **23rd** day of **September, 2005.**

Commission expires _____ Notary Public

JEFFREY C. HORN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN

My Commission Expires JAN. 26, 2008

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value whichever is greater, for this transfer is **$172,900.00**

Affiant

Subscribed and sworn to before me, this the 23rd day of September,2005.

My commission expires:

Notary Public - Register

JEFFREY C. HORN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN

My Commission Expires JAN. 26, 2008