Davidson County DEEDWARR
Recvd: 05/02/06 12:04 1 pgs
Fees:13.00 Taxes:1063.75

20060502-0050369

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $287,500.00

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 1st DAY OF May, 2006.

Notary Public My Commission Expires: 09/08/07

(Affix Seal)

My Commission Expires: _____

ALLISON W. EGAN NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

ROWAN-H06113

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
MIDDLE TENNESSEE ESCROW COMPANY, LLC
120 Anderson Lane
Hendersonville, TN 37075 (615-264-8727)

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Shane Rowan and Veronica Seckler, as tenants in common	SunTrust Mortgage, Inc.	116-4-37
186 Kenner Avenue	201 4th Ave North/7th Floor	
Nashville, TN 37205	Nashville, TN 37219	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, MATTHEW STAHLMAN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto SHANE ROWAN AND VERONICA SECKLER, AS TENANTS IN COMMON, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being the southerly one-half of Lot No. 25 on the plan of Kenner-Manor Land Co.'s Second Subdivision of the Kenner Tract as of record in Book 421, page 100, Register's Office for said County, described as follows:

Said southerly one-half of said lot fronts 50 feet on the northeasterly margin of Kenner Avenue and extends back 139.5 feet, more or less, on the northwesterly line and 136 feet on the southeasterly line to a dead line in the rear on which it measures 50.08 feet.

Being the same property conveyed to Matthew B. Stahlman, unmarried, by Warranty Deed from George B. Mabry, Jr. and wife, Emily M. Mabry, recorded on May 26, 2002 in Instrument 20020520-0061552.

( ) unimproved
This is (X) improved property known as 186 Kenner Avenue, Nashville, Tennessee 37205 .

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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 my/our hand(s) this 1st day of May, 2006 :

Matthew Stahlman

Bridgette Stahlman

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Allison Egan, a Notary Public in and for said County and State, the within named MATTHEW STAHLMAN and BRIDGETTE STAHLMAN, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 1st day of May, 2006.

My Commission Expires: 09/08/07

My Commission Expires: _____

Notary Public

ALLISON W. EGAN NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.