Return to: Castleman Title
110 Glancy St., STe. 112
Goodlettsville, TN 37072

WARRANTY DEED

G-VR-06-2120

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $131,500.00

Affiant

Subscribed and sworn to before me, this 20th DAY OF September, 2006.

Notary Public

NOTARY PUBLIC
AT LARGE
Bertie Jo Whitaker
My Commission Expires
September 22, 2007
STATE OF TENNESSEE

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Paul Kazanofski	Flagstar Bank (NAME)	
2120 Lebanon Pike, #17 (ADDRESS)	5151 Corporate Dr. (ADDRESS)	95-5-B-17CO
Nashville, TN 37210 (CITY) (STATE) (ZIP)	Troy, MI 48098 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we DAVID A. STONICH, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto PAUL KAZANOFSKI AND WIFE, SARA KAZANOFSKI, 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 Unit No. 17, as shown on Exhibit A to the Declaration of Covenants and Conditions establishing Easthaven, a Planned Unit Development, of record in Instrument No. 20010806-0083543, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to David A. Stonich, an unmarried person, by Warranty Deed from R.J. York Homes, LLC recorded December 22, 2004 in Instrument No. 20041222-0151871, Register's Office for Davidson County, Tennessee.

This conveyance is subject to a) 2006 property taxes, which have been prorated and assumed by the grantee(s) herein; b) instruments of record in Instrument No. 20010806-0083543; Instrument No. 20030425-0055753; Instrument No. 20031007-0147961; Instrument No. 20040419-0043570; Instrument No. 20010806-0083542; Instrument No. 20020709-0082356; Instrument No. 20020709-0082358; Instrument No. 20020710-0083021; Instrument No. 20031007-0147962; said Register's Office; and c) any and all existing easements and restrictions as shown of record not stated herein.

unimproved ( )
This is improved (X) property, known as 2120 Lebanon Pike, #17, Nashville, Tennessee 37210
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 20th day of September, 2006.

David A. Stonich

Davidson County DEEDWARR
Recvd: 09/25/06 10:20 2 pg
Fees:13.00 Taxes:486.55

20060925-0118275

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, David A. Stonich, 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/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 20th day of September, 2006.

Notary Public

My Commission Expires:

(SEAL)



RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903