WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/27/06 13:05 2 pgs
Fees:13.00 Taxes:370.00

20060927-0119601

NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY, TENN.
My Commission Expires FEB. 10, 2008

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 22ND DAY OF SEPTEMBER, 2006.

Notary Public

MY COMMISSION EXPIRES: February 10, 2008.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Westside Title, Inc., 531 Rivergate Parkway, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
PAUL STAGNER	SAME	Map 091-09-0/Parcel 131.00
(NAME)	(NAME)	
2226 Skinner Rd		
(ADDRESS)	(ADDRESS)	
Arrington, TN 37014		
(CITY) (STATE) (ZIP)	(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, **NICHOLAS C. HARAKAS and wife, ANNEKE V. HARAKAS,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PAUL STAGNER and wife, YARA STAGNER,** 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 the south 55 feet of the north 62.8 feet of Lot Nos. 46 and 47, on the Map of T. M. Mall's Subdivision of Lots 18, 19 and 20 on the B.F. Cockrill Lands, as of record in Book 421, page 63, Register's Office for Davidson County, Tennessee.

Said part of lots front 55 feet on the easterly side of Stevenson Street (Formerly Nall Avenue) and extends back 200 feet on the northerly and southerly side lines to a rear line measuring 55 feet thereon.

Being the same property conveyed to Nicholas C. Harakas and wife, Anneke V. Harakas by deed of record in Instrument No. 20060828-0105541 and re-recorded in Instrument No. 20060901-0108056, Register's Office for Davidson County, Tennessee. Same being further re-recorded in Instrument No 20060927-0119600, Register's Office for Davidson County, Tennessee.

This is the same legal description as on the previous deed of record.

This conveyance is subject to any and all existing restrictions, setbacks, zoning regulations, covenants, conditions and easements of record as may affect the aforedescribed tract of land.

unimproved ☐

This is improved ☒ property, known as 564 STEVENSON STREET, NASHVILLE, TN 37209

(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 hands this 22nd day of September, 2006.

NICHOLAS C. HARAKAS

ANNEKE V. HARAKAS

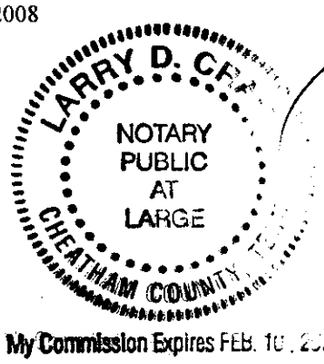
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Nicholas C. Harakas and wife, Anneke V. Harakas, 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 Nashville, Tennessee this 22nd day of September, 2006.

Commission expires: February 10, 2008



Larry D. Craig Notary Public