Davidson County DEEDWARR
Recvd: 04/27/07 12:13 2 pgs
Fees:13.00 Taxes:693.60
20070427-0050463

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $187,460.00.

Leigh Adcock
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public, this 24th day of April, 2007.

Misty Busbin
Notary Public

MISTY BUSBIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission Expires: January 3, 2011

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
John Douglas Poland
4824 Honey Grove Dr.
Antioch, Tennessee 37013

SEND TAX BILLS TO:
John Douglas Poland
4824 Honey Grove Dr.
Antioch, Tenn. 37013

MAP-PARCEL NUMBERS:

162-16-0D-016.00 CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Stone Steps Realty, Inc.** hereinafter referred to as Grantors, hereby transfers and conveys to **John Douglas Poland,** _____, hereinafter referred to as 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. 57 on the Plan of Honey Brook Subdivision, Section One, of record in Book 7900, Page 242, and Revised in Book 7900, Page 254, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Stone Steps Realty, Inc. by Trustee's Deed from Aaron Squyres, as Successor Trustee and Crystanna Duffy, as Co-Trustee, of record in Instrument No. 20070117-0006621, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 7900, Page 242, and Revised in Book 7900, Page 254, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 8289, Page 148, Book 8298, Page 198, and in Book 8434, Page 447, Register's Office for Davidson County, Tennessee.

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HOA Charter of record in Book 8298, Page 200, Register's Office for Davidson County, Tennessee.

Quitclaim Deed for Common Areas of record in Book 8398, Page 457, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

County and/or City taxes for the year 2007, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 4824 Honey Grove Dr., Antioch, TN 37013.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 my hand this 24th day of April, 2007.

Stone Steps Realty, Inc.

By: Jeffrey Carneal, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public for the State and County aforesaid, Jeffrey Carneal, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, proved himself/herself to be the President, of Stone Steps Realty, Inc., and who being authorized to do so, acknowledged he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 24th day of April, 2007.

Notary Public

My Commission Expires: 9-19-09

SONYA SULLIVAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires SEP[illegible]

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