34-B

Davidson County DEEDWARR Recvd: 06/04/07 12:36 2 pgs Fees:13.00 Taxes:963.85 20070604-0066074	STATE OF TENNESSEE COUNTY OF ~~Williamson~~ DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $260,500.00. Affiant Subscribed and sworn to before me, this the 31st day of May, 2007. Notary Public My commission expires: 7-19-08

THIS INSTRUMENT WAS PREPARED BY
Ryan A. Rafoth
Windmill Title, LLC
201 Seaboard Ln, Ste. 102
Franklin, Tennessee 37067
(615) 771-3730

RYAN A. RAFOTH NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Benjamin L. Hickok	Bank of America, N.A.	117-8B-7.00 CO
103 Stokeswood Place	9000 Southside Blvd. Bldg.700	
Nashville, TN 37215	Jacksonville, FL 32256	

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Jason Kaplan, married, joined by his wife, Sara Kaplan

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Benjamin L. Hickok, unmarried, and Andrew N. Blevins, unmarried, joint tenants with right of survivorship
HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Unit No. 7 on the revised plan of Stokeswood Condominium, as of record in Plat Book 6200, page 438, Registers Office of Davidson County Tennessee.

Being the same property conveyed to Jason Kaplan by Deed from Richard W. Streiff and Phyllis A. Streiff, husband and wife and Nicole Loress Streiff as Joint Tenants with right of survivorship dated 05-04-2005, recorded in Instrument No. 20050512-0053949.

This conveyance is subject to all restrictions, easements and planning documents of record, and taxes for the year 2007 and subsequent years, a lien not yet due and payable.

This is improved (_X__) unimproved (____) property known as 103 Stokeswood Place, Nashville, TN 37215.

117-8B-7.00 CO is the parcel identification number assigned to the property by the county tax assessor's office.

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 in 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 HANDS EFFECTIVE AS OF May 31, 2007:

Jason Kaplan

Sara Kaplan

RYAN A. RAFOTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
)
COUNTY OF ~~Williamson~~ DAVIDSON)

INDIVIDUAL ACKNOWLEDGEMENT

Personally appeared before me, a Notary Public of said County and State, Jason Kaplan and Sara Kaplan, the within named Grantor(s), 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, at office, this the 31st day of May, 2007.

Notary Public

My Commission Expires: 7-19-08

STATE OF TENNESSEE)
)
COUNTY OF Williamson)

ACKNOWLEDGEMENT FOR SIGNATURE MADE BY ATTORNEY-IN-FACT

Personally appeared before me, a Notary Public of said County and State, _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he/she is the attorney-in-fact for _____, and who further acknowledged that he/she executed the within instrument for the purposes therein contained by signing his/her name as the attorney-in-fact.

Witness my hand, at office, this the 31st day of May, 2007.

Notary Public

My Commission Expires:_____.

20071180R