39-B

Davidson County DEEDWARR
Recvd: 06/21/07 15:42 2 pgs
Fees:13.00 Taxes:7159.50

20070621-0074456

WARRANTY DEED

B-BHB-07-0009

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,935,000.00

Affiant

Subscribed and sworn to before me this 20th DAY of June, 2007

Notary Public

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
Philip A.G. Karpos	SAME (NAME)	
9 Northumberland (ADDRESS)	(ADDRESS)	
Nashville, TN 37215 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	130-12-A-60 CO

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 BOB HALEY, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto PHILIP A.G. KARPOS AND WIFE, LISA R. KARPOS, 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 LOT 60, NORTHUMBERLAND, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 6250, PAGES 128 AND 129, CORRECTED BY SURVEYOR'S CERTIFICATE OF CORRECTION IN BOOK 6386, PAGE 194, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY. BEING THE SAME PROPERTY CONVEYED TO BOB HALEY BY WARRANTY DEED FROM DEBRA F. BLOOM, UNMARRIED, RECORDED ON THE 5TH DAY OF OCTOBER, 2005 IN INSTRUMENT NO. 20051005-0120219, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO BOB HALEY BY WARRANTY DEED FROM DEBRA F. BLOOM, UNMARRIED, RECORDED ON THE 5TH DAY OF OCTOBER, 2005 IN INSTRUMENT NO. 20051005-0120219, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2007 PROPERTY TAXES, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE (S) HEREIN; B) INSTRUMENTS OF RECORD IN BOOK 6250, PAGE 128 & 129; BOOK 6386, PAGE 194; BOOK 6377, PAGE 18; BOOK 6545, PAGE 799; BOOK 8990, PAGE 50; BOOK 11298, PAGE 935; BOOK 7663, PAGE 468; BOOK 8919, PAGE 45; BOOK 6493, PAGE 884; BOOK 7545, PAGE 405; BOOK 7841, PAGE 73; BOOK 1181, PAGE 486; BOOK 1108, PAGE 379; BOOK 2296, PAGE 303; BOOK 6434, PAGE 786; BOOK 6548, PAGE 98; BOOK 6932, PAGE 89; BOOK 6932, PAGE 138; BOOK 1130, PAGE 7; BOOK 6490, PAGE 197; INSTRUMENT NO. 20010629-0068967 & 20070615-0071702, PAGE SAID REGISTER'S OFFICE; C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 9 Northumberland, Nashville, Tennessee 37215
(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 June, 2007.

Bob Haley

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Bob Haley, 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 June, 2007.

Notary Public

My Commission Expires: 7-24-10

(SEAL)

MARY FRANCES RUDY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

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