Davidson County DEEDWARR
Recvd: 09/10/07 10:43 2 pgs
Fees:13.00 Taxes:832.50

20070910-0108138

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $225,000.00.

Affiant

Subscribed and sworn to before me, this the 7th day of September, 2007.

Notary Public

My commission expires: 7-19-08

RYAN A. RAFOTH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Leslie Haney	**New Owner**	117-11-0-J-233.00 CO
2025 Woodmont Blvd No 233		
Nashville, TN 37215		

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,

Cheryl Istvan, unmarried, Helen Istvan, married and Rudyard L. Istvan, unmarried

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

Leslie Haney, unmarried

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. 233, together with the appurtenant interest in the common elements of The Hillmont Condominiums, a horizontal property regime established by Master Deed of record as Instrument 200402090015685, re-recorded in Instrument 200402120017074 and amended in Instrument 200504040036415 and 200505120053861, said Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibiti C to the aforementioned Master Deed.

Being the same property conveyed to Helen Istvan, Cheryl Istvan and Rudyard L. Istvan, all unmarried as joint tenants with right of survivorship by deed from The Garden Partners, a Tennessee general partnership of record in Instrument 200407160085255, said Register's Office, dated July 12, 2004.

The property is not now and never has been the marital residence. Therefore, the spouse of the grantor, Helen Istvan has not acquired any interest in the property. The grantor(s) have appointed Starling Davis as their Attorney In Fact by Powers of Attorney recorded at Instrument Numbers 20070910010 8135, 20070910010 8136, and 20070910010 8137, Register's Office for Davidson County, Tennessee.

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 2025 Woodmont Blvd No 233, Nashville, TN 37215.

117-11-0-J-233.00 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 September 7, 2007:

* Cheryl Istvan
Cheryl Istvan, by Starling Davis, AIF

* Helen Istvan
Helen Istvan, by Starling Davis, AIF

* Rudyard Istvan
Rudyard Istvan, by Starling Davis, AIF

* by Starling Davis AIF

STATE OF TENNESSEE)
)
COUNTY OF Williamson)

INDIVIDUAL ACKNOWLEDGEMENT

Personally appeared before me, a Notary Public of said County and State, Cheryl Istvan, Helen Istvan, and Rudyard Istvan, 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 7th day of September, 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, Starling Davis, 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 Cheryl Istvan, Helen Istvan, and Rudyard L. Istvan, 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 7th day of September, 2007.

Notary Public

My Commission Expires: 7-19-08

RYAN A. RAFOTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

20071382R