Davidson County DEEDWARR
Recvd: 09/26/07 12:08 2 pgs
Fees:13.00 Taxes:481.37

20070926-0114759

WARRANTY DEED

This Instrument Prepared by & return to:
Cumberland Law Group, LLPC
1222 16th Ave S ste 10
Nashville Tn 37212

CHRIS GRAZER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 24 2010

State of Tennessee
County of Davidson
Actual consideration or value for this transfer is $130,100.00

Affiant

Subscribed and sworn to before me
This 25 day of Aug, 2007

Notary exp: 7/24/10

Address of new owners:
Kelly Newhouse
5170 Hickory Hollow Pkwy #227
Antioch Tn 37013

Send tax bills to:
Same as new owner

Map & Parcel:
163-05-0B-099.00CO

For and in consideration of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Tina Haas**, **unmarried**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Kelly Newhouse**, unmarried hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in **Williamson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 99, on the Plan of Mill Park, Phase II (formerly Hickory Hollow Townhomes), as shown on the plat of record as Instrument Number 20000706-0066999, Register's Office for Davidson County Tennessee, to which plat reference is shown for an exact location of said lot.

Being the same property conveyed to Tina Haas by Warranty Deed from York construction, LLC dated May 30, 2002 and filed for record as Instrument no. 20020605-0067989, Register's Office for Davidson County, Tennessee.

The 2007 County and/or City property taxes have been prorated between the two parties.

Subject to any and all zoning regulations, building restrictions and setback lines if any easements and rights of way for public utilities.

x The property is improved with an address of: **5170 Hickory Hollow Pkwy #227 Antioch Tn 37013**

OR The property is unimproved.

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 herein, the singular number shall include the plural, the plural the singular, use of any pronoun shall included natural persons and legal entities, and use of any gender shall be applicable to both genders.

Witness our hands this 3 day of August, 2007.

Tina Haas

Tina Haas

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Tina Haas**, 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 this 3 day of August, 2007

Tabatha Edwards
Notary Public

Commission expires: 11/24/07

TABATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11/24/2007

Record & Return To:
Bosch Title, LLC
5252 Hickory Hollow Parkway,
Suite 1015
Antioch, Tennessee 37013