Davidson County DEEDWARR
Recvd: 09/26/07 12:19 2 pgs
Fees:13.00 Taxes:555.00
20070926-0114775

RECORD AND RETURN TO:
Bosch Title, LLC
5252 Hickory Hollow Parkway
Suite 1015
Antioch, Tennessee 37013

WARRANTY DEED

KIEL BOSCHELE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF SEPTEMBER, 2007.

NOTARY PUBLIC

My commission expires: My Commission Expires: December 12, 2010

THIS INSTRUMENT PREPARED BY:
Bosch Title, LLC, 5252 Hickory Hollow Parkway, Suite 1015, Antioch, Tennessee 37013

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JIMMY G. STEWART et ux 105 Edgebrook Road Goodlettsville, Tennessee 37072	Same as new owner	MAP 033-11 PARCEL 025.00

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED FIFTY THOUSAND AND NO/100 ($150,000.00) DOLLARS, and other good and valuable consideration, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged; the undersigned, **DARRIN W. HAAS, unmarried,** hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto **JIMMY G. STEWART and wife, KIMBERLY STEWART,** hereinafter called the Grantees, their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Blair Manor, of record in Book 3300, page 32, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof of said lot.
>
> Being the same property conveyed to Darrin W. Haas by Warranty Deed from Angie B. Turner, unmarried, dated December 22, 2005, of record in Instrument No. 20060502-0050588, Register's Office for Davidson County, Tennessee.
>
> This is improved property known and designated as 105 Edgebrook Road, Goodlettsville, Tennessee 37072.
>
> This conveyance is made subject to all matters shown on plat of record in Book 3300, page 32, to any and all restrictive covenants and/or easements of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtances, estate and title thereunto belonging, unto the said Grantees, their heirs and assigns, forever.

DH

The undersigned covenant with the said Grantees that he is lawfully seized and possessed of said real estate; that he has a good right to convey the same; and that it is unencumbered except by lien of the 2007 property taxes, which taxes have been prorated between the parties and are not yet due or payable, but which will be the responsibility of the Grantees.

The undersigned further covenant and bind himself, his heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all person, whomsoever.

WITNESS MY HAND, this the 7th ~~day of September,~~ 2007.

DARRIN W. HAAS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Darrin W. Haas, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 7th day of September, 2007.

Notary Public

My commission expires: 7/24/10

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