Davidson County DEEDWARR
Recvd: 04/08/08 10:18 2 pg
Fees:13.00 Taxes:1104.45

20080408-0035398

Prepared By & Return To:
Infinity Title, LLC
402 BNA Drive, Suite 401
Nashville, TN 37217
08-0369

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 298,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 17th day of March, 2008.

Notary Public

My Commission Expiration: My Comm. Expires September 19, 2011

BETH STURDIVANT STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Record & Return To:

CLG Title & Escrow Services, LLC
1222 16th Avenue S., Suite 10
Nashville, TN 37212

ADDRESS OF NEW OWNER:
Kara E. Leppert
706 McFerrin
Nashville, TN 37206

SEND TAX BILLS TO:
Kara E. Leppert
706 McFerrin
Nashville, TN 37206

MAP-PARCEL:
08208027800

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Shane Stamback and wife, Kristina Stamback

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kara E. Leppert, an unmarried woman

HEREINAFTER CALLED THE GRANTEES, 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 Lot 4 on the Plan of Hart's Addition, as shown on the Plat of record in Book 0057, page 129, Register's office for Davidson County, Tennessee, to which said plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Homes Savers Nashville on 02/09/2006, by deed from Sheila Y. Coward, filed for record on 02/14/2006, in Instrument No. 20060214-0017574, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Shane Stamback and wife, Kristina Stamback on 03/07/2007, by deed from Home Savers Nashville aka Home Savers, LLC, filed for record on 03/09/2007, in Instrument No. 20070309-0029568, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the source of title shown above.

This is improved property known as: **706 McFerrin Nashville, TN 37206**

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, 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 hand this 17th day of March, 2008.

Shane Stamback

Kristina Stamback

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Shane Stamback and wife, Kristina Stamback**, 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 at Nashville, Tennessee this 17 day of March, 2008.

Notary Public

Commission Expiration:

BETH STURDIVANT
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Comm. Expires September 19, 2011