WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/03/08 16:46 2 pgs
Fees:13.00 Taxes:640.10

20080603-0056810

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $173,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF MAY, 2008

Notary Public

MY COMMISSION EXPIRES: 7/24/2010

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeffrey Lynn Hawley	Flagstar Bank, FSB	14211000500
(NAME)	(NAME)	
7151 Old Harding Road	P O Box 7026	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Troy, MI 48007-7026	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Joel Blake Takarsh and wife, Darlene Mary Takarsh, as trustees of the Takarsh Family Trust dated July 9, 1999, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jeffrey Lynn Hawley, 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 No. 53-A on the Plan of Resubdivison of Lots 50, 51 and 53, Valley West, Section 2, as of record in Book 5210, Page 96, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Joel Blake Takarsh and wife, Darlene Mary Takarsh, as trustees of the Takarsh Family Trust dated July 9, 1999, by Quitclaim Deed dated October 22, 1999 of record in Instrument no. 200008290085210, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 7151 Old Harding Road, Nashville, TN 37221

(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 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 our hands this 29th day of May, 2008.

Joel Blake Takarsh, Trustee
Joel Blake Takarsh

Darlene Mary Takarsh, Trustee
Darlene Mary Takarsh

STATE OF California
COUNTY OF Los Angeles

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joel Blake Takarsh and Darlene Mary Takarsh, as trustees of the Takarsh Family Trust dated July 9, 1999, 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 at Acton, California this 29th day of May, 2008.

Commission expires:

Debbie L Steinberg
Notary Public

DEBBIE L. STEINBERG
Commission # 1762186
Notary Public - California
Los Angeles County
My Comm. Expires Aug 18, 2011