Davidson County DEEDWARR
Recvd: 10/28/08 15:27 2 pgs
Fees:13.00 Taxes:606.43
20081028-0107666

This Instrument Prepared by:
Legends Title Services, LLC
155 Legends Drive, Suite O
Lebanon, Tennessee 37087

ADDRESS NEW OWNER:
Ryan Stenberg
3712 Creston Court
Hermitage, TN 37076

SEND TAX BILL TO:
Countrywide Bank, FSB
801 Crescent Centre Drive
#510
Franklin, TN 37067

TAX ID 087-01-0-A117.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **Ray A. Vaughns, Jr. and wife, Kesha S.L. Vaughns,** has this day bargained and sold, and does hereby transfer and convey unto **Ryan Stenberg, an unmarried man,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

LAND in Davidson County, Tennessee, being Lot No. 44 on the Plan of Chesney Glen, Section Four, as shown on plat of record in Plat Book 9700, Page 844 , in the Register's Office for Davidson County, TN , to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Ray A. Vaughns, Jr and wife, Kesha S.L. Vaughns by Deed of record in Book 11667, Page 760 recorded 9/20/1999, Register's Office for Davidson County, TN .

This is improved property known as **3712 Creston Court Hermitage, TN 37076.**

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2008 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in Book 9700, page 844, and restrictions in Book 10278, page 279; Book 10449, page 215; Book 10469, page 924; Book 10528, page 73 and Book 11317, page 674, and encumbrances as may be shown of record in the office of the Register of Deeds where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 17th day of October, 2008

Ray A. Vaughns, Jr.

Kesha S.L. Vaughns

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Ray A. Vaughns, Jr. and Kesha S.L. Vaughns,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 17th day of October, 2008.

GREGG W. CLARKE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires January 12, 2010

NOTARY PUBLIC

My Commission Expires: January 12, 2010

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ SUMNER

The actual value or consideration, whichever is greater, for this transfer is $163,900.00.

AFFIANT

Subscribed and sworn to before me this the 17th day of October, 2008.

NOTARY PUBLIC

My Commission Expires: 12-21-09

DEBORAH A. RAND STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires December 21, 2009