WARRANTY DEED

08-10-009

State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $430,000.00

Carmen Coats
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS

14th day of November, 2008

J. Brandon Miller
Notary Public

My Commission Expires: 11-22-10 (AFFIX SEAL)

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 761 Old Hickory Blvd., Suite 301, Brentwood, TN 37027

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
GREGORY W. MAAS and STEPHANIE E. MAAS	COUNTRYWIDE BANK, FSB	105-9
(NAME) 927 Acklen Ave	(NAME) 3011 ARMORY DR. STE. 120	393.00
(ADDRESS) Nashville, TN 37203	(ADDRESS) NASHVILLE, TN 37204	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **BENNETT M. GREENBERG unmarried**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **GREGORY W. MAAS and STEPHANIE E. MAAS, HUSBAND AND WIFE**, hereinafter called the Grantee(s), 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 the easterly 50 feet of Lot No. 41, on the Plan of Waverly Place, as shown on plat of record in Plat Book 57, page 95, in the Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Said part of said lot fronts 50 feet on the southerly side of Prospect or Acklen Avenue and runs back between parallel lines and with the west line of Lot No. 43 said Plan 207 feet more or less to an alley.

BEING the same property conveyed to BENNETT M. GREENBERG, UNMARRIED, by Deed from GIGI GASKINS, UNMARRIED, of record in Instrument No. 20061024-0131805, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

Davidson County DEEDWARR
Recvd: 11/17/08 16:19 2 pgs
Fees:13.00 Taxes:1591.00

20081117-0113522

BEING unimproved ☐
Improved ☒ property known as: 927 Acklen Ave, Nashville, TN, 37203.

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF, my hand, this 11 th day of November, 2008.

BENNETT M. GREENBERG

STATE OF FLORIDA)
COUNTY OF VOLUSIA)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **BENNETT M. GREENBERG unmarried**, the bargainor(s), 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 official seal at Volusia, County, FL, this 11 th day of November, 2008.

My Commission Expires:

Peggy S. Butler
Notary Public

Peggy S. Butler
Commission # DD529243
Expires June 11, 2010
Bonded Troy Fain - Insurance, Inc 800-385-7019