RECORD AND RETURN TO:
Mitchell A. Watts, Attorney
2400 Crestmoor Road #102
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 02/03/09 12:37 2 pgs
Fees:13.00 Taxes:2442.00
20090203-0009165

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
3817 Bedford Avenue
Suite 140
Nashville, Tennessee 37215

CRT File No. 09011020

JASON CHAFFIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $660,000.00.

Affiant

Subscribed and sworn to before me, this 22nd day of January, 2009.

Notary Public
My Commission Expires: 05.08.2012

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
James D. Stefansic and Candace F. Stefansic 2501 Sunset Place Nashville TN 37212	New Owner	Tax Parcel ID No. 104-15-120.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Shaffer Home Services LLC** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **James D. Stefansic and Candace F. Stefansic, husband and wife**, ("Grantees"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 28, Map of SUNSET PARK Subdivision, Part of Lot No. 1 and Whole of Lot No. 2, Land of Mrs. Jane Taylor, De'd, as shown on plat of record in Plat Book 332, Page 132, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Warranty Deed from Revision Development Partnership, a Tennessee General Partnership to Shaffer Home Services being the same "Shaffer Home Services", the named Grantee in deed of record in Instrument No. 20080725-0076300 as recorded on the 25th day of July, 2008 in Instrument No. 20080725-0076300* and Clerk and Master's Deed from Richard R. Rooker to Revision Development Partnership, a Tennessee general partnership as recorded on the 5th day of November, 2007 in Instrument No. 20071105-0129814, in the Register's Office of Davidson County, Tennessee.

*and being correctly known as Shaffer Home Services, LLC

This is improved property located at 2501 Sunset Place Nashville TN 37212

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 22nd day of January, 2009.

Vance A. Shaffer, Member
Shaffer Home Services, LLC

V. Bryan Shaffer, Member
Shaffer Home Services, LLC

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Vance A. Shaffer and V. Bryan Shaffer as the sole members of Shaffer Home Services, a Tennessee LLC, the bargainors with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of January, 2009.

MY COMMISSION EXPIRES NOV 22 2010

Kate Rosenthal
Notary Public

My Commission Expires: _____

