BILL GARRETT, Davidson County
T20090017606 DEEDWARR
Recvd: 03/17/09 08:38 2 pgs
Fees:13.00 Taxes:481.00
20090317-0023694

Prepared By & Return To:
Tennessee Title Services, LLC
8005 Church Street E., Suite 216
Brentwood, TN 37027
09-0099

STATE OF Florida
COUNTY OF Pinellas

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 130,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 6 day of March, 2009

Notary Public
Commission Expires:

NOTARY PUBLIC-STATE OF FLORIDA
Elizabeth Mazzarese
Commission # DD734820
Expires: DEC. 22, 2011
BONDED THRU ATLANTIC BONDING CO., INC.

ADDRESS OF NEW OWNER:
Benjamin G. Tarway
1205 Canyon Ridge
AntiochTN37013

SEND TAX BILLS TO:
Benjamin G. Tarway
1205 Canyon Ridge
AntiochTN37013

MAP & PARCEL
149-07-B/32.00CO

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, I/WE,

Timothy Maxey

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

Benjamin G. Tarway and Wede Tarway

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. 202 on the Final Plat, Phase Two, Canyon Ridge Subdivsion, of record in Instrument 200311240170362, said Register's Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to Timothy Maxey, a married person by deed from StoneMark Homes, LLC of record in Instrument 200602280022947, said Register's Office, dated February 21, 2006.

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 resource of title shown above.

This is improved property known as: 1205 Canyon Ridge, Antioch TN 37013.

The GRANTOR makes no representation or warranty of any kind whatsoever regarding the condition, merchantability, use, or any other matter involving the land or any improvements conveyed herein, except as to title and then only as expressly set forth herein, the Grantee acquires said land and improvements in an "AS IS" condition.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Timothy Maxey

STATE OF Florida
COUNTY OF Pinellas

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Timothy Maxey, 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 Largo, Fl this 6 day of March, 2009.

Notary Public

Commission Expires:

NOTARY PUBLIC-STATE OF FLORIDA
Elizabeth Mazzarese
Commission # DD734820
Expires: DEC. 22, 2011
BONDED THRU ATLANTIC BONDING CO., INC.