BILL GARRETT, Davidson County
Trans:T20090029500 DEEDWARR
Recvd: 05/05/09 08:17 2 pgs
Fees:13.00 Taxes:629.00
20090505-0040796

THIS INSTRUMENT PREPARED BY:
CHAFFIN & BURNSED, PLLC
2909 POSTON AVENUE, 1ST FLOOR
NASHVILLE, TN 37203
(615) 460-7478

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Tax Map: 061-03-0-199.00

The actual consideration or value, whichever is greater, for this transfer is $170,000.00.

June Ballard
Affiant

CAVAN K. MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Subscribed and sworn to before me this the 28th day of April, 2009.

My Commission Expires: 09/25/10

Notary Public

ADDRESS NEW OWNER(S) AS FOLLOWS:

Stefanie Kapela
(Name)

1110 Haysboro Avenue
(Street Address)

Nashville, Tennessee 37216

SEND TAX BILLS TO:

SAME
(Name)

(Street Address)

WARRANTY DEED

THAT FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantee," and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, **MATTHEW B. BEHNKE and wife, JENNIFER S. BEHNKE**, hereinafter the "Grantors," have bargained and sold, and do by these presents transfer and convey, unto **STEFANIE KAPELA, an unmarried woman,** (hereinafter "Grantee"), in fee simple, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 4 on the Map of Haysboro Estates, not of record, described as follows:

Beginning on the southerly margin of Haysboro Road, at point 260 feet east of the northeast corner of the property conveyed to William E. Binkley and wife, by deed from Arcena R. Timberlake et al, of record in Book 1422, page 187, Register's Office for said County, being the corner of Lot Nos. 4 and 5; thence with the line between said two lots southwardly 202.2 feet; thence westwardly 65 feet to the corner of Lot Nos. 3 and 4; thence with the line between said two lots northwardly 202.2 feet to the southerly margin of Haysboro Road; thence with said Road eastwardly 65 feet to the point of beginning.

Being the same property conveyed to Matthew B. Behnke and wife, Jennifer S. Behnke by Warranty Deed of record in Instrument No. 20040920-0113059, Register's Office for Davidson County, Tennessee.

BEING **improved** property known as 1110 Haysboro Avenue, Nashville, TN 37216.

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 "Grantee," her heirs, successors and/or assigns forever; and "Grantors" do covenant with the said "Grantee," that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as stated herein as follows:

1. Davidson County Real Property Taxes for the year 2009 and subsequent years. Tax Parcel No. 061-03-0-199.00.

2. Easements, or claims of easements, not shown by the public records.

Grantors further covenant and bind themselves, their successors and/or assigns to warrant and forever defend the title to said real estate to said Grantee, her successors and/or assigns, against the lawful claims of all persons whatsoever.

IN WITNESS WHEREOF, Grantors have caused their names to be affixed hereto on this 28th day of April, 2009.

Matthew B. Behnke

Jennifer S. Behnke

BY **Matthew B. Behnke, Attorney in Fact**

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public in and for said County and State, **Matthew B. Behnke,** the within named Grantor, 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 in Nashville, Tennessee, this 28th day of April, 2009.

My Commission Expires: 11/7/2011

Notary Public

CASEY FISHER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public in and for said County and State, **Matthew B. Behnke,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-In-Fact for **Jennifer S. Behnke**, and that he as such Attorney-In-Fact, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Jennifer S. Behnke, the grantor, by the said Matthew B. Behnke, as Attorney-In-Fact.

Witness my hand and official seal in Nashville, Tennessee, this 28th day of April, 2009.

Notary Public

My Commission Expires: 11/7/2011

CASEY FISHER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011