This space for Register's Office:

PREPARED BY (AND RETURN TO)
Robert W. Rutherford, Attorney at Law
Serenity Title & Escrow, LLC
565 Willow Hill Circle #3
Murfreesboro, TN 37127

BILL GARRETT, Davidson County
Trans:T20090030623 DEEDWARR
Recvd: 05/08/09 09:02 2 pgs
Fees:13.00 Taxes:584.23
20090508-0042441

**ADDRESS NEW OWNER:**
**Wayne L. Hanan**
**1815 Eastside Avenue**
**Nashville, TN 37206**

**SEND TAX BILLS TO:**
**WR Starkey Mortgage, LLP**
**5055 West Park Blvd**
**Plano, TX 75093**

**Map & Parcel No. 94.02-0-119.00**

# WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

**For the consideration** of Ten Dollars ($10.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged **Shannon L. Underberg, a single person** hereinafter called the **Grantor**, does hereby convey unto **Wayne L. Hanan,** hereinafter called the **Grantee**, all right, title, interest, claim, or lien in and/or to that certain real property parcel of land, and any improvements and/or appurtenances thereto, situated and located in Davidson County, State of Tennessee, and legally described as:

**A certain tract or parcel of land in Davidson County, State of Tennessee, being Lot No. 115 in the United Electric Railway Addition to East Nashville, Tennessee, a plan of which is of record in Book 161, Page 8, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for further description and described as follows:**
**Said Lot No. 115 fronts 50.0 feet on the northerly side of Ashworth Avenue and runs back between parallel lines, with the westerly line of 19th Street, 97.0 feet to the McGan property.**

**Being the same property conveyed to Shannon L. Underberg, a single person on May 3, 2004 by Warranty Deed of record in Instrument No. 20040505-0051301 and re-recorded in 20040901-0105727, Register's Office for said County.**

**This conveyance is made subject to all restrictions, easements, zoning and planning ordinances and health department regulations that may affect the premises.**

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantees 2) All restrictions of record 3) All easements of record 4) All visible easements 5) All matters appearing on the plat of record; 6) All applicable government and zoning regulations; 7) If the property is supplementally assessed due to any improvements or changes in tax base, Grantee shall be responsible for any additional taxes due. 8) Grantor shall be responsible for any rollback taxes.

**This is improved property known as:**
**1815 Eastside Avenue, Nashville, TN 37206**

Property taxes have been prorated between the Grantor and Grantee herein as of the date of this conveyance. All future taxes are the sole responsibility and liability of the Grantee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions and (5) other matters of public record.

**TO HAVE AND TO HOLD** the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

**GRANTOR COVENANTS** with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

**GRANTOR FURTHER COVENANTS** and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

And I do warrant the title against all persons whomsoever, subject only to those encumbrances or liens of record, or as above set forth, if any.

**IN WITNESS WHEREOF**, I have hereunto set my hand and seal this 30th day of April, 2009.

Shannon L. Underberg

**STATE OF Tennessee**
**County of Rutherford**

BEFORE ME, the undersigned authority, on this day personally appeared Shannon L. Underberg known to me to be the persons whose name is subscribed to the foregoing document, (or proved to me based on satisfactory evidence) who on oath stated to me that she executed the same for the purposes and consideration therein expressed, and acknowledged the same to be her free act and deed.

SUBSCRIBED AND SWORN TO BEFORE ME this 30th day of April, 2009.

KIMBERLY R. HARGROVE STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Notary Public in and for the
State of Tennessee

My Commission Expires: 6/18/12

**STATE OF Tennessee**
**COUNTY OF Rutherford**

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $157,900.00.

Affiant

Sworn and subscribed before me on 4/30/2009.

Notary Public

My Commission Expires: 6/18/12

KIMBERLY R. HARGROVE STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY