(2)

WARRANTY DEED

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES JULY 3, 2012

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $82,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE _____ DAY OF JUNE, 2009.

Notary Public

MY COMMISSION EXPIRES: November 14, 2009.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeremy D. Stewart	SAME	07511012600
(NAME)	(NAME)	
693 Mercer Drive		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, Philip Baumgart, unmarried and Paul Kazanofski, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jeremy D. Stewart, 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:

Lot 76-A, Meadows of Tulip Grove, Section 1, zone Lot Division of Lot Nos. 1,2,3 and 74 through 82, as shown on plat of record in Plat Book 5200, Page 612, amended in Book 6231, Page 154 and Book 6250, Page 304, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said lot.

Being the same property conveyed to Philip Baumgart and Paul Kazanofski, by Warranty Deed dated October 13, 2008 from David T. Hartley and wife Catherine D. Hartley of record in Instrument No. 20081017-0104520, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Philip Baumgart by Paul Kazanofski as his Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument No. 20090618-0056655, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 693 Mercer Drive, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 heirs 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.

BILL GARRETT, Davidson County
Trans:T20090040621 DEEDWARR
Recvd: 06/18/09 09:14 2 pgs
Fees:13.00 Taxes:303.40

20090618-0056656

Witness our hands this _____ day of June, 2009.

Philip Baumgart by Paul Kazanofski his Atty in fact

Philip Baumgart

Paul Kazanofski

Paul Kazanofski

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Paul Kazanofski, 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 Nashville, Tennessee this 12 day of June, 2009.

Commission expires:

LaTrece McAdoo Notary Public My Comm. Exp 03/20/2010 State of TENNESSEE Davidson County

LaTrece Mead

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 12 day of JUNE, 2009, before me personally appeared Paul Kazanofski, the person who executed the foregoing instrument on behalf of Philip Baumgart and who acknowledged that he executed the same as the free act and deed of the said Philip Baumgart, through Power of Attorney granted him by the said Philip Baumgart.

Commission expires:

LaTrece McAdoo Notary Public My Comm. Exp 03/20/2010 State of TENNESSEE Davidson County

LaTrece Mead

Notary Public