Return To:
MH&S Law Firm
1804 Williamson Ct. Ste 201
Brentwood, TN 37027
615-377-3319

ALICIA R. HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES:
OCTOBER 10, 2009

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $186,000.00

Affiant

Subscribed and sworn to before me, this 14th day of August, 2009.

Notary Public

My commission expires:_____

THIS INSTRUMENT PREPARED BY
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20090056345 DEEDWARR
Recvd: 08/18/09 11:50 2 pgs
Fees:13.00 Taxes:688.20
20090818-0077609

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Daniel McGuire Hause **Erica Kay Hause**	**Sidus Financial, LLC, ISAOA, ATIMA**	**Map/Parcel 173-11-0-A-004.00CO**
2012 Stanford Village Drive	**1905 Turnbury Drive**	
Antioch, Tennessee 37013	**Greenville, NC 27858**	

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 ACKNOWLEDGE, WE,

Jon A. Myers and Tammy L. Mistretta-Myers, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Daniel McGuire Hause and Erica Kay Hause, husband and wife

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. 4 on the Plan of Section One, Stanford Village, of record in Instrument No. 20000204-0012060 and Instrument No. 20000204-0012061, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Jon A. Myers and Tammy L. Mistretta-Myers, husband and wife, by Warranty Deed, from Beazer Homes Corp., d/b/a Phillips Builders, of record in Instrument No. 20010620-0065239, Dated June 15, 2001, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Instrument No. 20000204-0012060 and Instrument No. 20000204-0012061, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Instrument No. 20000203-0011283, Instrument No. 20000228-0019107, Instrument No. 20000301-0020280, Instrument No. 20010319-0026310, Instrument No. 20020123-0009420 and Instrument No. 20041108-0134204, Register's Office for DAVIDSON County, Tennessee.
Quitclaim Deed to Home Owners Association of record in Instrument No. 20040422-0045791, Register's Office for DAVIDSON County, Tennessee.
Sewer Easement of record in Book 9466, page 794 and Book 11517, page 992, Register's Office for DAVIDSON County, Tennessee.
Right of Way to Davidson County of record in Book 2739, page 637 and Book 2740, page 181, Register's Office for DAVIDSON County, Tennessee.
Transmission Line Easement to Gulf Interstate Gas Company of record in Book 2590, page 545, Register's Office for DAVIDSON County, Tennessee.
Easement to Columbia Gulf Transmission Company of record in Book 4218, page 425 and Book 4229, page 43, Register's Office for DAVIDSON County, Tennessee.

Right of Way for Sewer Lines of record in Book 11263, page 503, Register's Office for DAVIDSON County, Tennessee.
Agreement for Flood Plains of record in Book 11493, page 254, Register's Office for DAVIDSON County, Tennessee.
Charter for Home Owners Association of record in Instrument No. 20000217-0016310, Register's Office for DAVIDSON County, Tennessee.
By Laws of record in Instrument No. 20000217-0016311, Register's Office for DAVIDSON County, Tennessee.
Subject to lien for special assessment contained in Declaration of Covenants, Conditions and Restrictions/Master Deed.
Subject to HOA dues - if any.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 2012 Stanford Village Drive, Antioch, Tennessee 37013.

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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.

Witness my/our hand(s) this 14th day of August, 2009.

Jon A. Myers

Tammy L. Mistretta-Myers

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public of said County and State, Jon A. Myers and Tammy L. Mistretta-Myers , the within named grantors, with whom I am personally acquainted (or who proved to me their identity 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, at office, this 14th day of August, 2009.

Notary Public

My Commission Expires:_____

ALICIA R. HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMMISSION EXPIRES: OCTOBER 10, 2009

File #: **09816-JM**
RECORD & RETURN TO:
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