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

File No. 290800201

WARRANTY DEED

KEITH H. SOLOMON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires May 26, 2013

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$148,500.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF AUGUST, 2009.

Notary Public

MY COMMISSION EXPIRES: 5-26-2013
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title of Tennessee, Inc.
Sidwell, Barrett, & Welch, PC
100 Bluegrass Commons Blvd., Suite 2180
Hendersonville, TN 37075

BILL GARRETT, Davidson County
Trans: T20090061908 DEEDWARR
Recvd: 09/09/09 14:22 2 pgs
Fees: 13.00 Taxes: 549.45
20090909-0084592

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeremiah D. Steinhauer	SunTrust Mortgage, Inc.	03403007600
(NAME) 2125 E. Hill Dr.	(NAME) P.O. Box 57028	
(ADDRESS) Madison, TN 37115	(ADDRESS) Irvine, CA 92619-7028	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Joaquin Azor Jr., and wife, Kellie Azor**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Jeremiah D. Steinhauer**, an unmarried person hereinafter called the grantee(s), His heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land Davidson County, Tennessee, being Lot No. 175 of Shepherd Hills Section No. 5, of record in Plat Book 2854, Page 119, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to JACK AZOR, JR. AND WIFE, CYNTHIA K. AZOR by deed from JAMES U. LOCKE, JR. UNMARRIED of record in Book 9156, Page 127 on 11/15/1993 and filed for record on 11/18/1993, Register's Office for DAVIDSON County, Tennessee.

Being the same property conveyed to JOAQUIN AZOR, JR. by deed from CYNTHIA KAY AZOR of record in Instrument No. 20041022-0127382 on 03/25/2004 and filed for record on 10/22/2004, Register's Office for DAVIDSON County, Tennessee.

Jack Azor, Jr. and JoAquin Azor, Jr. is one and the same person.
Kellie Azor, spouse of the above named Joaquin Azor, Jr. joins in this conveyance to convey any and all interest she may have to said property, including marital interest.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: (1) Real property taxes for the year 2009 are a lien but are not yet due and payable; (2) All matters as set forth per Plat Book 2854, Page 119, said Register's Office.

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.

unimproved ☐

This is improved ☒ property, known as 2125 E. Hill Drive, Madison, TN 37115
(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 GRANTEE(S), His heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), His 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 hands this 24th day of August, 2009.

Joaquin Azor Jr.

Kellie Azor

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Joaquin Azor Jr., and wife, Kellie Azor, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 24th day of August, 2009.

Commission expires: 1/11/11

Notary Public

BRENDA HUNTSMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

File Number: 290800201

RETURN TO:

Stewart Title of Tennessee, Inc.
100 Bluegrass Commons Blvd., Suite 2180
Hendersonville, TN 37075