BILL GARRETT, Davidson County
Trans:T20090065564 DEEDWARR
Recvd: 09/25/09 13:33 2 pgs
Fees:13.00 Taxes:394.05
20090925-0089365

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $106,500.00

Affiant

Subscribed and sworn to before me, this 25 day of September, 2009.

Notary Public

My Commission Expires: 9/25/2010

LARRY R. WILLIAMS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

This instrument was prepared by:
Wayne Crim, Attorney
Union Street Title, LLC
329 Union Street
Nashville, TN 37201

Address New Owner(s) As Follows:	Send Tax Bills To:	Map-Parcel Numbers:
Joseph Jasenovic 636 Weatherbeaten Place Hermitage, TN 37076	Joseph Jasenovic 636 Weatherbeaten Place Hermitage, TN 37076	064-12-0-A-636.00CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **CAROLYN D. SCHEIB, EXECUTRIX OF THE ESTATE OF ERNESTINE BROWN HOWARTH, DECEASED**, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto **JOSEPH JASENOVIC and wife, CARMELLE R. JASEOVIC**, 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. 636, on the plan of Fox Run Condominiums, Second Revision, Part of Section 2 and First Revision, Part of Section 1, as shown on plat of record in Plat Book 6250, Page 118, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Ernestine Brown Howarth, a single woman, by Warranty Deed from Barbara J. Smith, unmarried, dated September 2, 2003, of record as Instrument No. 20030912-0134267, Register's Office for Davidson County, Tennessee. The said Ernestine Brown Howarth having since died testate, unmarried, a resident of Davidson County, Tennessee, on April 30, 2008, her Last Will and Testament was admitted to Probate on June 18, 2008 as Case No. 08P-825 in the Seventh Circuit Court of Davidson County, Tennessee. Carolyn D. Scheib is the duly appointed Executrix under said Last Will and Testament of Ernestine Brown Howarth with authority to sell said real property.

This conveyance is subject to: 1) Taxes for 2009, and subsequent years; 2) All matters set forth on the plan of record in Book 6250, Page 118, Register's Office for Davidson County, Tennessee; 3) Master Deed of record in Book 5535, Page 713, and as corrected by Deed of Correction of record in Book 5895, Page 516, and Second Deed of Correction of record in Book 5936, Page 301, and amended by Deed of Amendment to Master Deed of record in Book 6370, Page 817, and amended by Amendment to Master Deed of record in Book 8510, Page 95, said Register's Office; 4) By-Laws of record in Book 4956, Page 590, as amended of record in Book 5174, Page

609, Book 5548, Page 852, Book 5564, Page 582, Book 5896, Page 1, and Book 8510, Page 100, said Register's Office; 5) Charter of Homeowner's Association of record in Book 5208, Page 188, said Register's Office; and 6) All other restrictions and easements of record, if any.

This property is improved property known as 636 Weatherbeaten Place, Hermitage, Tennessee 37067.

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. Grantor does covenant with said Grantees 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, except as otherwise herein set out.

GRANTOR does further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to said land to 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 hand this 25th day of September, 2009.

THE ESTATE OF ERNESTINE BROWN HOWARTH

BY: Carolyn D. Scheib, Ex.
CAROLYN D. SCHEIB, EXECUTRIX

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said State and County aforesaid, personally appeared CAROLYN D. SCHEIB, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the EXECUTRIX OF THE ESTATE OF ERNESTINE BROWN HOWARTH, the within named bargainor, an estate, and that she as such EXECUTRIX, executed the foregoing instrument for the purpose therein contained, by signing the name of the estate by herself as EXECUTRIX.

Witness my hand and official seal, this 25 day of September, 2009.

Notary Public

My Commission Expires: 9/25/2010

LARRY R. WILLIAMS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.