BILL GARRETT, Davidson County
Trans:T20090077365 DEEDWARR
Recvd: 11/13/09 10:05 3 pgs
Fees:18.00 Taxes:336.70
20091113-0104682

This instrument prepared by:
Karen A. Hafner
2976 Sylvia Rd.
Dickson , Tennessee 37055

WARRANTY DEED

TITLE OF DOCUMENT

ADDRESS NEW OWNER AS FOLLOWS:
Sharon A. Stuart
3055 Penn Meade Way
Nashville, Tennessee 37214

MAIL TAX STATEMENT TO:
Sharon A. Stuart
3055 Penn Meade Way
Nashville, Tennessee 37214

MAP PARCEL NUMBERS:
Map/Parcel:
52-13-0-B/ 184

FOR AND IN CONSIDERATION of the sum of NINETY-SEVEN THOUSAND AND NO/100 DOLLAR ($97,000.00), cash in hand paid by the grantee and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **Karen A. Hafner, formerly known as Karen Sisemore, a married woman** has this day bargained and sold, and does hereby transfer and convey unto the said **Sharon A. Stuart, an unmarried woman**, Grantees herein, their successors and assigns, certain real estate in **Davidson** County, **Tennessee** as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

Being the same property conveyed to as Karen Sisemore by Deed from NVR, Inc., a Viriginia Corporation, Trading as Fox Ridge Homes, of record in Instrument No. 20020905-0107751, said Register's Office for Davidson County, Tennessee.

The express purpose of this conveyance is to Transfer Title.

This is unimproved ( )
Improved (x) property known as 3055 Penn Meade Way, Nashville, Tennessee 37214

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances of record in the Register's Office of Davidson County, Tennessee.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns, against the lawful claims of all person, claiming by, through or under the Grantor, but against none other.

Whenever 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 our hand this 30 day of OCTOBER, 2009, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Karen A. Hafner f/k/a Karen Sisemore
Karen A. Hafner, f/k/a
Karen Sisemore

ACKNOWLEDGMENT

STATE OF TN)

COUNTY OF DAVIDSON) ss

Personally appeared before me, LaWon Gladney, a Notary Public in and for said County and State, **Karen A. Hafner, f/k/a Karen Sisemore** the within named bargainor, individual(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Given under my hand and official seal of office at NASHVILLE TN this 30 day of OCTOBER, A.D., 2009.

NOTARY STAMP/SEAL
LaWON GLADNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

LaWon Gladney
NOTARY PUBLIC
Notary Commission Expires: 11/07/2012

AFFIDAVIT OF VALUE

STATE OF TN)

COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $91,000.00.

Subscribed and sworn to before me this the 30TH day of OCTOBER, 2009.

(Affix Seal)

Karen Hafner
Affiant

LaWon Gladney
Notary Public
My Commission Expires: 11/07/2012

LaWON GLADNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

EXHIBIT A

ALL THAT PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, AS MORE FULLY DESCRIBED IN DEED INST # 20020905-0107751, ID# 52 13 B 184, BEING KNOWN AND DESIGNATED AS LOT 220 ON THE PLAN OF RIVER GLEN, PHASE IV, SECTION 3, AS OF RECORD AS INST # 20010330-0030661, RECORDED 03/30/2001, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.