BILL GARRETT, Davidson County
Trans:T20110043402 DEEDWARR
Recvd: 07/19/11 10:15 2 pgs
Fees:13.00 Taxes:443.63
20110719-0055057

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Theodore R. Zmuda
817 Stoner Mill Lane
Hermitage, TN 37076

MORTGAGEE
Quicken Loans
1050 Woodard Ave.
Detriot, MI 48226

SEND TAX BILLS
Mortgagee

MAP-PARCEL:
MAP 076-05-0
PARCEL 138.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Melissa A. Davis, Trustee, UAD September 15, 2003, of the Davis Revocable Living Trust Agreement,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Theodore R. Zmuda and Ari Lestari-Zmuda, 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:

Being Lot No. 6, on the plan of Stoner Mill, Section 1, of record in Plat Book 6900, Pages 824 and 825, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Melissa A. Davis, Trustee U/A/D September 15, 2003 of the Melissa A. Davis Revocable Living Trust Agreement and any Successors in Trust, and any amendments thereto by Quitclaim Deed from Melissa A. Davis, Individually, dated September 15, 2003 and of record in Instrument No. 20031028-0158718, Register's Office for Davidson County, Tennessee, and by Quitclaim Deed from Larry Dwayne Prince of record in Instrument No. 20100615-0046433, Register's Office for Davidson County, Tennessee

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Book 7733, Page 559; easements, covenants conditions and all matters and notes as shown on the plan of record in Plat Book 6900, Page 824 and 825, Register's Office, Davidson, County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantee.

This is improved property known as **817 Stoner Mill Lane Hermitage, TN 37076.**

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.

Witness our hands this 8th day of July, 2011.

Davis Revocable Living Trust Agreement
U/A/D September 15, 2003

By: _____, Trustee
Melissa A. Davis, Trustee

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Melissa A. Davis, Trustee, UAD September 15, 2003, of the Davis Revocable Living Trust Agreement, the bargainor(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.

Witness my hand and official seal this 8th day of July, 2011.

_____
NOTARY PUBLIC

DEAN ROBINSON NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

My Commission Expires: 1-2-12

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $119,900.00.

_____
AFFIANT

Subscribed and sworn to before me this 8th day of July, 2011.

_____
NOTARY PUBLIC

MORGAN SULCER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

My Commission Expires: 9-2-2013