AFTER RECORDING PLEASE RETURN TO:
Lawyer's Escrow Service Inc.
2021 Richard Jones Rd., Suite 220
Nashville, TN 37215

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $143,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of July, 2011.

Notary Public

MY COMMISSION EXPIRES: 7-6-15

(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20110045959 DEEDWARR
Recvd: 07/29/11 08:27 2 pgs
Fees:13.00 Taxes:529.10
20110729-0057983

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 6, 2015

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Fred A. Stoklasa	Fifth Third Mortgage Company	08302009000
(NAME)	(NAME)	
1407 Sharpe Avenue	5001 Kingsley Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Cincinnati, OH 45227	
(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, **Clint A. Haynes, a single person**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Fred A. Stoklasa**, hereinafter called the GRANTEE(S), their heirs and/or 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 part of Lot No. 8 on the map of the Martha Martin Lands, as of record in Book 161, Page 101, Register's Office for Davidson County, Tennessee, formerly of record in Book 8, Pages 441 and 442, said Register's Office, described according to a survey made by James A. Hamilton, Jr., Surveyor, April 15, 1950, as follows: Beginning at an iron pin on the northerly margin of Sharpe Avenue, at a point 250.4 feet east of the easterly margin of North 14th Street, being the southeast corner of the property conveyed to James A. Hamilton and wife, by deed from William W. Gossage and wife, of record in Book 1976, Page 35, said Register's Office; thence with said Hamilton's easterly line, northwardly 87.48 feet to the southwest corner of the property conveyed to B. L. Robertson and wife, by deed from Kenneth Ray Harrington and wife, of record in Book 2203, Page 403, said Register's Office; thence with the southerly line of said Robertson property eastwardly 70 feet to an iron pin; thence southwardly 87.84 feet to an iron pin on the northerly margin of Sharpe Avenue: thence with said Avenue, westwardly 70 feet to the beginning.

Being the same property conveyed to Frances Claudine Brooks, Linda Brooks Hackett and Mickey Sircy Brooks by Quit Claim Deed from Frances Claudien Brooks and Steven L. Lefkovitz, Trustee, dated 06/12/1979 and filed for record on 06/12/1979 in Book 5448, Page 683, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Frances Claudine Brooks, a life estate and remainder to Linda Brooks Hackett and Mickey Sircy Brooks by Quit Claim Deed from Frances Claudine Brooks, Linda Brooks Hackett and Mickey Sircy Brooks and Patricia M. Hylton Trustee, dated 12/30/1986 and filed for record on 12/30/1986 in Book 7087, Page 242, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Mickey S. Brooks and Linda B. Hackett, by Quit Claim Deed from Frances

Claudine Brooks, dated 12/12/2002 and filed for record on 12/13/2002 in Instrument No. 20021213-0153916, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Clint A. Haynes, a single person by Deed from Mickey S. Brooks, married and Linda B. Hackett, married, dated 03/25/2011 and filed for record on 03/29/2011 in Instrument No. 20110329-0024037, Register's Office for Davidson County, Tennessee.

County of DAVIDSON taxes for the year 2011 and subsequent years, a lien not yet ascertainable, due or payable.

All matters as set forth per Plat Book 161, Page 101, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 5642, Page 244, 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 1407 Sharpe Avenue, Nashville, TN 37206

(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), their heirs and/or 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), their heirs and/or 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 26th day of July, 2011.

Clint A. Haynes

State of Tennessee
County of Wilson

Personally appeared before me Clint A. Haynes, 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 foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 26th day of July, 2011.

Notary Public

My Commission Expires: 9.2.2013

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122