BILL GARRETT, Davidson County
Trans: T20120032531 DEEDWARR
Recvd: 05/03/12 11:22 2 pgs
Fees: 13.00 Taxes: 1156.25
20120503-0038065

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 312,500.00

Affiant

Subscribed and sworn to before me, this 30th day of April, 2012.

Notary Public

My commission expires:

NOTARY PUBLIC AT LARGE
Pamela B. Matheney
My Commission Expires
October 8, 2012
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4711 TROUSDALE DRIVE, SUITE 120
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
CYNTHIA A. BARAN **ALAN P. BARAN**	**FIFTH THIRD MORTGAGE**	**16012011800**
5548 TROUSDALE DR	**5001 KINGSLEY DR, 1M0C2P**	
BRENTWOOD, TN 37027	**CINCINNATI, OH 45227**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

TREVOR HOLEWINSKI and AMBER HOLEWINSKI, HUSBAND AND WIFE,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

CYNTHIA A. BARAN and ALAN P. BARAN

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. 163, on the Plan of Hearthstone, Phase 1, as of record in Plat Book 5200. Page 218, as amended in Book 5677, Page 417, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING THE SAME PROPERTY CONVEYED TO TREVOR HOLEWINSKI AND AMBER HOLEWINSKI, HUSBAND AND WIFE, BY WARRANTY DEED FROM RALPH M KELTON (AKA MAC KELTON) AND WIFE, SUSAN W KELTON DATED 12/01/08 AND RECORDED ON 12/04/08 IN INSTRUMENT NO. 20081204-0117730, SAID REGISTER'S OFFICE FOR SAID COUNTY.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All matters shown on the plan of record in Book _____, Page _____, Register's Office for DAVIDSON County, Tennessee.

This is improved (__X__) unimproved (____) property known as 5548 TROUSDALE DR, BRENTWOOD, TN 37027.

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 in 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 my/our hand(s) this 30th day of April, 2012.

TREVOR HOLEWINSKI

AMBER HOLEWINSKI

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, TREVOR HOLEWINSKI and AMBER HOLEWINSKI, the within named Grantors, 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, at office, this 30th day of April, 2012.

PAMELA B. MATHENEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY TENN.

NOTARY PUBLIC
AT LARGE
Pamela B. Matheney
My Commission Expires
October 8, 2012
STATE OF TENNESSEE

Notary Public

My Commission Expires: