This Instrument Prepared By:
BROKERS ESCROW SERVICES, INC.
200 Nashboro Blvd., P. O. BOX 17116
Nashville, Tennessee 37217

Recording Information:

Davidson County DEEDWARR
Recvd: 05/23/12 10:39 2 pgs
Fees:13.00 Taxes:125.80
20120523-0044695

ADDRESS NEW OWNER:
Joseph Edward Stuart
1406 Florence Ave.
Madison, Tennessee 37115

SEND TAX BILL TO:
Owner

MAP **03413019200**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Roger Costa and Roy Napper** hereinafter called the "GRANTORS", have bargained and sold, and by these presents, do transfer and convey unto **Joseph Edward Stuart, unmarried**, hereinafter called the "GRANTEE", his 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. 31 of Block "G" on the Plan of East Lawn, as of record in Book 547, page 153, Register's Office for said County. Said Lot No. 31 fronts 50 feet on the southerly side of Florence Avenue and extends back between parallel line, 120 feet to the L & N Railroad on which it measures 50 feet.

Being the same property conveyed to Roger Costa and Roy Napper by deed from Canada Ventures dated September 30, 1988, of record in Book 7677, page 376, Register's Office for Davidson County, Tennessee.

Taxes for the current year have been settled between the parties. Said property is transferred subject to the following matters:

Subject to all applicable zoning and planning restrictions, and all health department rules and regulations that may affect the premises.
Subject to all covenants, subdivision restrictions, easement and other matter of record in Plat Book 547, page 153, said Register's Office.
Subject to all of those facts, conditions and limitations shown on the Plat of record in Book 547, page 153, Register's Office for Davidson County, Tennessee. Reference is here made to said Plat for a more complete depiction of the terms and details thereupon.
Subject to an Order of record in Instrument No. 20120228-0017172 Register's Office for Davidson County, Tennessee.

This is improved property known as 1406 Florence Ave., Madison, Tennessee 37115.

GRANTORS have not used the property as a person residence or marital property, but for rental purposes only.

GRANTORS make no representation or warranty, express or implied, as to the exact amount of acreage or square footage in the property, or as to the ownership of the minerals located on, under or within the property. Grantors make no representations or warranties, express or implied, with respect to the condition of the property conveyed hereby, including any improvements located thereon, including, without limitation, the habitability, condition or fitness thereof for any particular use or purpose. Grantee agrees that the property conveyed hereby, including any improvements located thereon, is conveyed by Grantor and accepted by Grantee in an "as is, where is" and "with all faults" condition.

THIS conveyance is made expressly subject to all covenants, conditions, restrictions, and reservations contained in former deeds and other instruments of record applicable to said property, insofar as same are presently binding thereon, and to any easements apparent from an inspection of said property.

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", his heirs and assigns, forever, and,

GRANTORS do covenant with the said "GRANTEE" that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrants that the same is unencumbered, unless otherwise herein set out; and,

"GRANTORS", do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEE", and his 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 the 23rd day of May, 2012.

Roger Costa

Roy Napper

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Roger Costa and Roy Napper**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 23rd day of May, 2012.

TONI M WAYNICK STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

NOTARY PUBLIC
My Commission Expires:

MY COMMISSION EXPIRES: JUNE 24, 2012

STATE OF Tennessee)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $34,000.00.

Joseph E. Stuart
AFFIANT

Subscribed and sworn to before me on this 23rd day of May, 2012.

NOTARY PUBLIC
My Commission Expires:

TONI M WAYNICK STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

MY COMMISSION EXPIRES: JUNE 24, 2012

CERTIFICATION

I, Rebecca Waynick, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Rebecca Waynick

State of Tennessee; County of Davidson

On this 23rd day of May, 2012, personally appeared before me, Toni M. Waynick, a notary public for this county and state, Rebecca Waynick who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

TONI M WAYNICK STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

MY COMMISSION EXPIRES: JUNE 24, 2012