BILL GARRETT, Davidson County
Trans:T20130010518 DEEDWARR
Recvd: 02/07/13 09:37 2 pgs
Fees:13.00 Taxes:510.60
20130207-0012652

PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this 31st day of January, 2013 by and between **Cynthia J. Banker**, hereinafter referred to as GRANTOR, and **Milan Stefan, a married man** hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES the following described property lying in City of Nashville, County of Davidson, State of Tennessee, more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No. 21 on the Plan of Percy Priest Woods Subdivision, Revision Cheswicke Park P.UD. of record in Book 9700, page 384, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.
>
> Being the same property conveyed to Cynthia J. Banker, by Warranty Deed, from Safwat Shaker Sidhom, a married man, and Marcil Saad Atalla, a married woman, dated August 7, 2006 and recorded August 16, 2006, of record in Instrument 20060816-0100908, Register's Office for Davidson County, Tennessee.

This is [X]improved [ ]unimproved property known as: 224 Woodmaker Court, Nashville, TN 37214

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Cynthia J. Banker

Cynthia J. Banker

INDIVIDUAL
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said county and state, Cynthia J. Banker, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed.

Witness my hand, at office, this 31st day of January, 2013.

Notary Public

My Commission Expires: My Commission Expires October 30, 2016

LEAH A. TURNER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Name and Address of Property Owner:
Milan Stefan
224 Woodmaker Court,
Nashville, TN 37214

Send Tax Statements to:
Churchill Mortgage # 405
761 Old Hickory Blvd
Brentwood TN 37027

Map & parcel 108-15-0-A-021.00 CO

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $138,000.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 31st day of January, 2013.

Notary Public

Beth Hazelwood State of Tennessee Notary Public My Comm. Exp. 3/3/2014 Davidson County

My Commission Expires: _____
RETURN TO:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

13-1-008