CUMBERLAND TITLE CO.
216 Centerview Dr. Ste. 139
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 04/11/03 10:45 3pgs
Fees:18.00 Taxes:499.50
20030411-0048482

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of March, 2003.

My Commission Expires Jan. 25, 2006

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JEFF FARRIS
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENNESSEE

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY:
MTC Title - Tennessee, LLC, 6 Cadillac Drive, Suite 190, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Megan L. McClarty	First Horizon Home Loan Corp	171-2A-27CO
(NAME)	(NAME)	
117 Villa View Court	10741 King William Drive	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Dallas, Texas 75220	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, WE,

MARIE L. MANCARI, UNMARRIED,

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

MEGAN L. MCCLARTY,

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 Unit No. 27 on the Condominium Site Plan of Brentwood Villa, Phase I, of record in Book 6900, Pages 4 & 5, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and detailed description.

Being the same property conveyed to Anthony R. Mancari Sr. and wife, Marie L. Mancari by deed from Kathy E. Horner, a single person of record in Instrument Number 2000051700-49630, Register's Office for Davidson County, TN. Anthony R. Mancari, Sr. having since died and title being vested in Marie L. Mancari as sole remaining tenant by the entirety.

This instrument is executed on behalf of Marie L. Mancari by Anthony R. Mancari, Jr. as Attorney in Fact pursuant to a Power of Attorney being recorded ~~simultaneously herewith~~ *in Inst. NO. 20030401-0042620. The affidavit of said Attorney in Fact is attached as "Exhibit A" to or on this instrument and incorporated herein by reference

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 117 Villa View Court, Brentwood, TN 37027
(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 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 my/our hand(s) this 31st day of March, 2003.

Marie L. Mancari, by Anthony R. Mancari, Jr., Attorney in Fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Anthony R. Mancari, Jr., known to me or satisfactorily proven to be the person who executed the foregoing instrument in behalf of Marie L. Mancari, and acknowledged that he/she executed the same by Power of Attorney, as the free act and deed of said Marie L. Mancari. WITNESS my hand and Notarial Seal this 31st day of March, 2003.

My Commission Expires 3-30-03

Notary Public

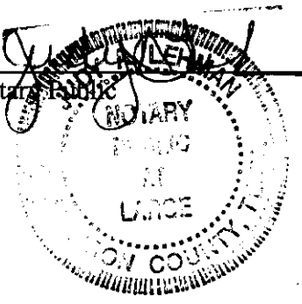


EXHIBIT "A"

ALIVE AND WELL AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON) to wit:

This day appeared before me, the undersigned, a Notary Public in and for the jurisdiction aforesaid, Anthony R. Mancari, Jr. who made oath as follows:

1. That by appointments dated April 5, 2002 which are recorded in the Register's Office for Davidson County, Tennessee, Anthony R. Mancari, Jr. was appointed as attorney-in-fact for Marie L. Mancari ("Principal") for the purposes set out therein.

2. That the said Principal is alive at the time of the execution of the Warranty Deed, Deed of Correction and/or Security Instrument in their behalf to which this affidavit is attached and any other loan documents, and further that he/she has not, or had not, at the time of doing any act pursuant to the power of attorney, received actual knowledge or actual notice of the revocation or termination of the powers of attorney, by death, disability or otherwise, or notice of any facts indicating the same.

Given under my hand this 31st day of March, 2003.

Anthony R. Mancari, Jr.

STATE OF TENNESSEE
WILLIAMSON COUNTY

I, the undersigned, a Notary Public in and for the jurisdiction aforesaid, in the State of Tennessee, do certify that Anthony R. Mancari, Jr. whose name is signed to the foregoing writing bearing date of March 31, 2003 has acknowledged and sworn to the same before me in my jurisdiction aforesaid.

Given under my hand this 31st day of March, 2003.

Notary Public

My Commission Expires:

3-30-03

PREPARED BY:
MTC TITLE - TENNESSEE, LLC.
6 CADILLAC DRIVE, STE 190
BRENTWOOD, TN 37027