File #20060154

Davidson County DEEDWARR
Recvd: 06/26/06 11:22 2 pgs
Fees:13.00 Taxes:504.68

20060626-0075887

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$136,400.00**

Amanda C. Carter
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of June, 2006.

Notary Public

MY COMMISSION EXPIRES: My Commission Expires May 24, 2009
(AFFIX SEAL)

KEITH H. SOLOMON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
StoneGate Title, LLC, Keith H. Solomon, 1749 Mallory Lane, Suite 400, Brentwood, TN 37027

**WARRANTY DEED**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Amanda C Carter | 1st Trust Bank | 161-10-A |
| (NAME) 5301 Hunter's Ridge | (NAME) 6525 Quail Hollow, Ste. 300 | Parcel 74 |
| (ADDRESS) Nashville, TN 37211 | (ADDRESS) Memphis, TN 38187-0257 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

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 acknowledged, **Louis J. Catignani, unmarried** , hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Amanda C Carter, unmarried,** 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. 93 on the Plan of Villages of Brentwood, a Planned Unit Development, Phase One of record in Plat Book 5200, Page 613, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Louis J. Catignani, an unmarried man by deed dated October 16, 2003 from Marvin L. Walker, Unmarried of record in Instrument No. 200310170154324, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2006 whch have been prorated and payment thereof by acceptance of this conveyance is expressly assumed by Grantee; Articles of Incorporation of The Villages of Brentwood Homeowner's Association of record in book 6158, page 3352; Amendment to Utility and Drainage Easements of record in Book 7460, page 62 and Book 7460, page 75; Conveyance of common area an/or open space conveyed to The Villages of Brentwood Homeowner's Association by quitclaim Deed of record in Book 9718, page 624; Subject to Rucker Family Cemetery located behind subject property and any and all matters shown on the plan of record in Plat Book 5200, page 613, all in the Register's Office for Davidson County, Tennessee.

Unimproved ()
This is improved (X) property, known as **5301 Hunter's Ridge, Nashville, TN 37211**
(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 Grantors covenant with the said GRANTEES that they 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 except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, 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 our hands this 23rd day of June, 2006.

Louis J. Catignani

STATE OF TENNESSEE

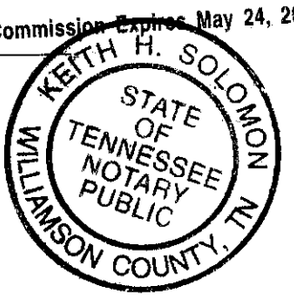
COUNTY OF WILLIAMSON

Before me, the undersigned Notary Public, personally appeared Louis J. Catignani who is known to me or proved to me on the basis of satisfactory evidence, and who adknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 23rd day of June, 2006.

Notary Public

My Commission Expires: My Commission Expires May 24, 2009




(SEAL)

(SEAL)

Mail After Recording To:

StoneGate Title, LLC
1749 Mallory Lane, Suite 400
Brentwood, TN 37027