Davidson County DEEDWARR
Recvd: 09/19/06 11:19 2 pgs
Fees:13.00 Taxes:325.42

20060919-0115860

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $87,950.00

Affiant

Subscribed and sworn to before me, this 15th DAY OF September, 2006

Notary Public

MY COMMISSION EXPIRES: 2/15/09

CAROL T. BAKER NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

(AFFIX SEAL)

P-06-689-1

THIS INSTRUMENT WAS PREPARED BY
Prestige Title, LLC
1600 Westgate Circle, Ste. 200
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Thomas	Countrywide Home Loans	
689 Mercer Drive	(NAME) 3011 Armory Drive, Suite 120	75-11-125
(ADDRESS) Hermitage, Tennessee 37076	(ADDRESS) Nashville, TN 37204	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we AMANDA ROBERTS, MARRIED, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto MICHAEL THOMAS, AN UNMARRIED MAN, hereinafter called the Grantees, their heirs and assigns, that 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. 77A on the plan of Zone Lot Division of Lots Nos. 1, 2, 3, and 74 through 82 of the Meadows of Tulip Grove, Section One, of record in Book 6250, page 304, amending the Plan of record in Book 5200, page 612, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Amanda D. Roberts and husband, Berlon D. Roberts, by Deed from Carolyn F. Hunter, unmarried, dated August 5, 2004, of record in Instrument No. 20040811-0096961, Register's Office for Davidson County, Tennessee. By Quitclaim Deed, dated March 14, 2006, of record in Instrument No. 20060315-0030111, Berlon D. Roberts conveyed his interest to Amanda D. Roberts.

The subject property has never been the primary residence of spouse of Amanda D. Roberts.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 689 Mercer Drive, Hermitage, Tennessee 37076
(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 15th day of September, 2006.

Amanda Roberts

Amanda Roberts

STATE OF TENNESSEE

COUNTY OF Williamson

I, Carol T. Baker, a Notary Public of the County and State first above written, do hereby certify that Amanda Roberts personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this the 15th day of September, 2006.

Notary Public

My Commission Expires: 2/17/09

(SEAL)

CAROL T. BAKER
NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY, TENN.

RETURN TO:

PRESTIGE TITLE, LLC
1600 Westgate Circle, Ste. 200
BRENTWOOD, TN 37027
615-515-6800