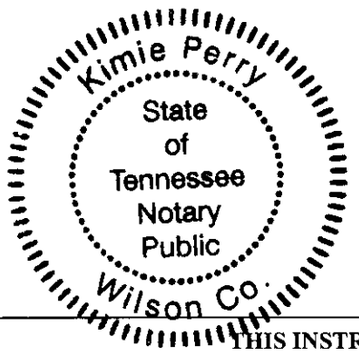
File No. 270700007

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $179,000.00

Loretta J Hunter
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF JULY, 2007.

Notary Public

MY COMMISSION EXPIRES: 10-12-08

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Jerry Kennon, Attorney
Cumberland Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 07/20/07 10:53 2 pgs
Fees:13.00 Taxes:662.30
20070720-0086443

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Loretta J. Hunter and John W. Hunter		064-12-0A-402.00
(NAME) 402 Hunter's Place	(NAME) SAME	
(ADDRESS) Hermitage, TN 37076	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Joseph N. Mangano and wife, Mary E. Mangano, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Loretta J. Hunter and John W. Hunter, husband and wife, HEREINAFTER CALLED THE GRANTEE(S), 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. 402, of Fox Run Condominiums, Second Revision- Part of Sec. 2 and First Revision- Part of Sec. 1, as of record in Plat Book 6250, Page 118, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Joseph N. Mangano and wife, Mary E. Mangano by deed from Harris A. Gibert, Trustee and Norman G. Ginsberg, Trustee, of record in Deed Book 8189, page 19, Register's Office for said County.

Subject to all matters as set forth per Plat Book 6250, Page 118, Register's Office of said County.

Master Deed of record in Book 4956, Page 582, Book 5535, Page 713, Book 5895, Page 516, Book 5936, Page 301, Book 6370, Page 817, Book 8510, Page 95, Register's Office for Davidson County, Tennessee.

By-Laws as shown of record in Deed Book 4956ge 590, Book 5174, Page 609, Book 5548, Page 852, Book 5564, Page 582, Book 5896, Page 1, Book 8510, Page 100, Register's Office for said County.

Easement as shown of record in Deed Book 8035 page 646, Register's Office for said County.

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

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 402 Hunter's Place, Hermitage, TN 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 GRANTEE(S), THEIR heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hands this 10th day of July, 2007.

Joseph N. Mangano

Mary E. Mangano

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Joseph N. Mangano and wife, Mary E. Mangano the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 5th day of July, 2007.

Commission expires: 10-12-08

Kimie Perry
State of Tennessee Notary Public
Wilson Co.

Notary Public

File Number: 270700007

RETURN TO:
Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122