Davidson County DEEDWARR
Recvd: 10/17/07 14:39 2 pgs
Fees:13.00 Taxes:795.50

20071017-0123322

BOX 50-3 RETURN TO
ED BY: SCROW CORP
KERS TI AND WA
5107 M 07-2487
STE. 115
BRENTWOOD, TN 37027
BOX 50-3

Prepared By & Return To:
Bankers Title, LLC
5107 MARYLAND WAY
STE. 115
BRENTWOOD, TN 37027

EPARED BY:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE. 115
BRENTWOOD, TN 37027

MATTHEW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 7, 2011

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 15th day of October, 2007.

Notary Public

Commission Expiration:

ADDRESS OF NEW OWNER:
John Prunty II
Rosa Maria Prunty
2300 Harborwood Point
Nashville, TN 37214

SEND TAX BILLS TO:
~~John Prunty~~ Countrywide Bank FSB
P.O. Box 660694
Dallas, TX 75266-0694

MAP-PARCEL:
108120B21200CO

WARRANTY DEED

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, WE,

William D. Roach and Deborah J. Newbill nka Deborah J. Roach

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

John Prunty II and wife, Rosa Maria Prunty

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 Lot No. 17, on the Plan of Final Plat, Section One, Harborview Final Phase, of record in Plat Book 9700, page 192, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to William D. Roach and Deborah J. Newbill on 03/27/2001, by deed from Precision Homes, Inc., filed for record on 03/29/2001, in Instrument Number 20010329-0030407, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the source of title shown above.

This is improved property known as: **2300 Harborwood Point Nashville, TN 37214**

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 hand this 15th day of October, 2007.

William D. Roach

Deborah J. Newbill nka Deborah J Roach

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **William D. Roach and Deborah J. Newbill nka Deborah J. Roach**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 15th day of October, 2007.

Notary Public

Commission Expiration:

MATTHEW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 7, 2011