Record & Return to
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

Davidson County DEEDWARR
Recvd: 02/04/08 15:29 2 pgs
Fees:13.00 Taxes:703.00
20080204-0011729

ADDRESS NEW OWNER:
Brennan J. Merritt
729 Sweetwater Circle
Old Hickory, Tennessee 37138

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Countrywide Bank, FSB
801 Crescent Centre Drive, Suite 510
Franklin, TN 37067

MAP	**64-15**
GROUP	**A**
PARCEL	**11.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Lazar Gruita and wife, Maria Gruita,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **Brennan J. Merritt and wife, Mariana Gruita**, 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. 11 on the Plan of Revision One, Section One, Plantation Walk, of record in Plat Book 7900, page 697, as corrected in Book 9432, page 449, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made fro a more complete description.

Being the same property conveyed to Lazar Gruita and wife, Maria Gruita by deed from Nick Jordache and wife, Jenny Jordache of record in Instrument no. 20041119-0139139, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2008 and subsequent years.

This is **improved** property known as **729 Sweetwater Circle, Old Hickory, Tennessee 37138.**

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 do 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and 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 the **28th** day of **January, 2008.**

Lazar Gruita

Maria Gruita

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Lazar Gruita and Maria Gruita**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 28th day of January, 2008.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 7/19/2008

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $190,000.00.

AFFIANT

Subscribed and sworn to before me on this 28th day of January, 2008.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 7/19/2008