Davidson County DEEDWARR
Recvd: 04/28/08 11:20 2 pg
Fees:13.00 Taxes:480.63

20080428-0042918

WARRANTY DEED

ZANA C. PE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TEN

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 129,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of April, 2008

Notary Public:

MY COMMISSION EXPIRES: 11-22-10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Kyle Cancasci	Countrywide Bank, FSB	Parcel ID:
4753 Greystone Street	801 Crescent Centre Dr., Ste. 510	16514006900
Antioch, TN 37013	Franklin, TN 37067	

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

Jacob E. Bolton and wife, Heather Diana Bolton, f/k/a Heather Diana Thompson

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Kyle Cancasci and wife, Esther Cancasci

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. 32, on the Plan of revised Section One, Peppertree Forest, of record in Plat Book 6900, Page 973-975, 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 Jacob E. Bolton and Heather Diana Thompson by Quitclaim Deed from Jacob E. Bolton, of record in Instrument 20010702-0069420, dated June 27, 2001, Register's Office for said County. See also deed of record in Instrument 20010702-0069418, said Register's Office.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Book 8757, Page 607; Book 9004, Page 514; Book 9157, Page 711; Book 9287, Page 698; Book 9455, Page 801; Book 7982, Page 736; and Book 8757, Page 623, said Register's Office.

This conveyance is made subject to: (1) 2008 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 6900, Page 973-975, said Register's Office.

Heather Diana Bolton and Heather Diana Thompson being one in the same person.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 4753 Greystone Street, Antioch, TN 37013

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 our hands this 25th day of April, 2008.

Jacob E. Bolton

Heather Diana Bolton

Heather Diana Bolton

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jacob E. Bolton and Heather Diana Bolton, 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 25th day of April, 2008.

My Commission Expires 11-22-10

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.