Davidson County DEEDWARR
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Fees:13.00 Taxes:719.58
20080512-0048619

This instrument prepared by: John F. Morreale, Attorney
JOHN F. MORREALE & ASSOCIATES, P.C.
449 Taft Avenue
Glen Ellyn, Illinois 60137

WARRANTY DEED

THIS INDENTURE, made this 30day of April , A.D., 2008 , by and between

Christopher M. Cassano, who acquired title as an unmarried man,

First Parties, and

Nancy Arnett

Second Parties,

WITNESSETH: That said First Parties, for and in consideration of the sum of ----------One and NO/100----------Dollars ($1.00), and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to-wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 480 ON THE PLAN OF LENOX VILLAGE, PHASE SEVEN, OF RECORD IN INSTRUMENT NO. 20051028-0130418 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

OWNER:'

Nancy Arnett
9103 Otter Lane
Nashville, TN 37211

RESPONSIBLE TAXPAYER:

SAME

PROPERTY ADDRESS: 9103 OTTER LN, NASHVILLE, TN 37211

MAP & PARCEL: 173-09A-545.00CO

Being the same property conveyed to Christopher M. Cassano, an unmarried man by deed from Regent Homes, LLC, a Tennessee Limited Liability Company of record in Instrument 200612200156860 on 12/19/2006 and filed for record on 12/20/2006, Register's Office for said County.

MR-GM-10305-00338

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the said First Parties hereunder set their hands and seals the day and year first above written.

× _____ × _____

Christopher M. Cassano

✓STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Christopher M. Cassano , with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of February, 20 08.

✓ _____ Notary Public

My Commission Expires: 11/7/2011

STATE OF TN COUNTY OF WILLIAMSON

I hereby swear or affirm that, the actual consideration for this transfer, or value of the property transferred, whichever is greater is $ 194,481.00. Affiant _____.

Subscribed and sworn to before me this 30th day of April, 20 08.

My Commission Expires: 5/24/09 _____

DAPHNE D. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

DERICK RHODES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
November 7, 2011

MR-GM-10305-00338