# WARRANTY DEED

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 181,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of June, 2008.

Notary Public: Patricia Nicholls

MY COMMISSION EXPIRES: 01/24/09
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY:**
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 7000 Executive Center Dr., Brentwood, TN 37027

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP - PARCEL NUMBERS: |
|---|---|---|
| Diane Rizzo | SunTrust Mortgage, Inc. | Parcel ID: |
| 134 Stonecrest Drive | P.O. Box 79041 | 114120A10000CO |
| Nashville, TN 37209 | Baltimore, MD 21279-0041 | |

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

**Bard Fisher and Melissa Fisher, husband and wife**

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

**Diane Rizzo, unmarried**

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. 100 on the Plan of Stoneridge Townhomes, Phase I, as shown on plat of record in Exhibit "E" of Instrument 20060721-0088352, in the Register's Office for Davidson County, Tennessee , to which Plan reference is hereby made for a more complete and accurate description of said property.

Being the same property conveyed to Bard Fisher and Melissa Fisher by deed from Marquis Homes, LLC, of record in Instrument 20071227-0147725, dated December 21, 2007, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Instrument 20050421-0044398; Instrument 20060721-0088352; Instrument 20080201-0010773, Register's Office for said County.

This conveyance is made subject to: (1) 2008 taxes, which have been prorated and will be paid by the Grantees.

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 134 Stonecrest Drive, Nashville, TN 37209

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 30th day of June, 2008.

Bard Fisher

Melissa Fisher

Davidson County DEEDWARR
Recvd: 07/01/08 10:19 2 pgs
Fees:13.00 Taxes:671.55

20080701-0067596

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Bard Fisher and Melissa Fisher, 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 Brentwood, Tennessee, this 30th day of June, 2008.

NOTARY PUBLIC

My Commission Expires: 1/24/09