Davidson County DEEDWARR
Recvd: 07/17/08 09:19 2 pg
Fees:13.00 Taxes:832.50
20080717-0073233

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Brian D. Lee
1113 Mistletoe Circle
Hermitage, TN 37076

MORTGAGEE
U. S. Bank, NA
10 W. Broad Street, 2nd Floor
Columbus, OH 43215

SEND TAX BILLS
MORTGAGEE

MAP-PARCEL:
MAP 087-02-0
PARCE 069.00

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 of which is hereby acknowledged, I/we, **Roch A. Wegenka and wife, Pamela Wegenka,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Brian D. Lee and wife, Amanda J. Lee,** 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. 139 on the plan of New Hope Meadows, Phase II, as of record in Plat Book 6900, Page 724, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Roch A. Wegenka and wife, Pamela Wegenka by deed from Scott V. Davis and wife, Sue Ellen Davis, dated November 27, 1991, filed for record on December 4, 1991 and of record in Book 8500, Page 316, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including Declaration of Covenants, Conditions and Restrictions of record in Book 7557, Page 377; Amendment to Declaration of Covenants, Conditions and Restrictions of record in Book 7567, Page 103; Supplemental Declaration of Covenants, Conditions and Restrictions of record in Book 7934, Page 796; First Restated Declaration of Covenants, Conditions & Restrictions of record in Instrument No. 20030106-0001976; By-Laws of record in Book 7557, Page 356 as re-recorded in Book 7567, Page 106; First Restated By-Laws of record in Instrument No. 20030106-0001977; Quitclaim Deed to the Homeowners Association for common area of record in Instrument No. 20080227-0019161; Charter of record in Book 7525, Page 935; easements, notes, covenants conditions and all matters and notes as shown on the plan of record in Plat Book 6900, Page 724, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantees.

This is improved property known as: **1113 Mistletoe Circle Hermitage, TN 37076.**

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 2nd day of July, 2008.

Roch A. Wegenka

Pamela Wegenka

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Roch A. Wegenka and wife, Pamela Wegenka, the bargainor(s) 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 this 2nd day of July, 2008.

NOTARY PUBLIC

DEAN ROBINSON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 1.2.12

STATE OF Tennessee
COUNTY OF Wilson

The actual consideration or value, whichever is greater for this transfer is $225,000.00.

AFFIANT

Subscribed and sworn to before me this 2nd day of July, 2008.

NOTARY PUBLIC

DEAN ROBINSON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 1.2.12