Davidson County DEEDWARR
Recvd: 07/28/08 14:30 2 pg
Fees:13.00 Taxes:510.60

20080728-0077049

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $138,000.00

JAMES A. WAECHTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

Affiant

Subscribed and sworn to before me, this 15 **day of July, 2008.**

Notary Public
My commission expires: 1-9-12

03-0804-35377

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
John P. Netti	COUNTRYWIDE	172-08-0-A-109
1513 Hunter's Branch Road	1199 N. FAIRFAX	
Antioch TN 37013	ALEXANDRIA, VA 22314	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Christi Lynn Manuel, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to John P. Netti, hereinafter called the Grantees, their successors 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. 109 on the plan of Hunters Branch, Section 2-A, P.U.D. Plan, of record in Book 6250, Page 819, amended in Book 6815, Page 77, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Joseph Adam Manuel and wife, Christi Lynn Manuel by deed from William H. Waters, Neal P. Waters and Karita McCaleb Waters, dated 2-4-93, recorded 2-11-93, of record in Book 8863, Page 440, Register's Office for Davidson County, Tennessee. Joseph Adam Manuel and Christi Lynn Manuel were divorced by Final Decree of the Circuit Court for Davidson County, Tennessee, Docket No. 01D-175. Joseph Adam Manuel, an unmarried person, conveyed his marital interest in subject property to Christi Lynn Manuel by quitclaim deed dated 3-11-03, recorded 4-29-03, of record in Instrument No. 20030429-0056979, said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1513 Hunter's Branch Road, 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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 15th day of July, 2008.

Christi Lynn Manuel

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Christi Lynn Manuel, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 15th day of July, 2008.

Diane K. Mann
State of Tennessee at Large

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

My Commission expires 02/22/09