Return to: Spicer Title, LLC
1990 Old Fort Parkway, Suite G
Murfreesboro, TN 37129

This Instrument Was Prepared By:
Mooreland Title Company, LLC
Hugh Entrekin, Atty
7123 Crossroads Boulevard, Suite A
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater, for this transfer is $205,000.00.

Affiant

Subscribed and sworn to before me, this 23rd day of September, 2008.

Notary Public

My Commission Expires: 11/24/08

Robin R. Keller
State of Tennessee Notary Public
Rutherford County

Davidson County DEEDWARR
Recvd: 09/26/08 13:53 2 pg
Fees:13.00 Taxes:758.50
20080926-0098032

Address New Owner:	**Send Tax Bill To:**	**Map & Parcel:**
Sandor Manyoky 1288 Bending Creek Drive Cane Ridge, TN 37013	Same	173-15-o-A-113.CO

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Ted Pratt and wife, Amber Pratt,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Sandor Manyoky,** hereinafter called the Grantee, her heirs and assigns, a certain parcel of land in , Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 113 on the Final Plat of Mill Run Subdivision, Phase 2 (Cluster Lot Development) a Resubdivision of Mill Run, Phase 1A, Lot 89, as of record in Instrument No. 20011009-0109754, and corrected in Instrument No. 20020605-0067915, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Ted Pratt and wife, Amber Pratt by deed from Woodridge Properties, LLC., dated December 5, 2006 of record in Instrument No. 20061206-0150723, Register's Office for Davidson County, Tennessee..

This conveyance in made subject but not limited to the following:

1. Restrictive Covenants of record in Book 11675, Page 4720 and amended in Instrument No. 20000215-0015152; Instrument No. 20021121-0144876 and Instrument No. 20020701-0079016, Register's Office for Davidson County, Tennessee.
2. By-Laws of record in Book 11675, Page 497, Register's Office for Davidson County, Tennessee.
3. Charter of Homeowner's Association of record in Instrument No. 19991207-0300674, Register's Office for Davidson County, Tennessee.
4. Subject to all matters on plan of record in Instrument No. 20011009-0109754 and corrected in Instrument No. 20020605-0067915, Register's Office for Davidson County, Tennessee.
5. Greenway Easement of record in Instrument No. 20011024-0116286, Register's Office for Davidson County, Tennessee.
6. Stormwater Detention Agreement of record in Instrument No. 20010405-0033586, Register's Office for Davidson County, Tennessee.
7. Landscape Agreement of record in Instrument No. 20010405-0033587, Register's Office for Davidson County, Tennessee.
8. Blanket Sewer Easement of record in Book 10448, Page 188, Register's Office for Davidson County, Tennessee.
9. Transmission Line Easement of record in Book 3933, Page 359, Register's Office for Davidson County, Tennessee.
10. All taxes and assessments due in 2008 and thereafter, a lien, but not yet due and payable.

This is improved property known as: 1288 Bending Creek Drive, Cane Ridge, TN 37013.

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as otherwise herein set out; Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to said land to said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 23rd day of September, 2008.

Ted Pratt

Amber Pratt

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **Ted Pratt and wife, Amber Pratt,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand at Brentwood, TN, this 23rd day of September, 2008.

Notary Public

My Commission Expires: 1-20-10

LINDA J. OTT
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.