Davidson County DEEDWARR
Recvd: 10/03/08 14:53 2 pgs
Fees:13.00 Taxes:362.23
20081003-0100946

WARRANTY DEED

MARIE BRUCKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

ET-08-1007

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $97,900.00

Janel McAlister
Affiant

Subscribed and sworn to before me, this 23rd DAY OF September, 2008.

Notary Public

MY COMMISSION EXPIRES: MAR 10 2012
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Executive Title, LLC
4470 Old Lebanon Dirt Road
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ronnie Dalton	GMAC Mortgage, LLC	
315 Manzano Road (ADDRESS)	1100 Virginia Drive (ADDRESS)	52-3-177.00
Madison, TN 37115 (CITY) (STATE) (ZIP)	Fort Washington, PA 19034 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we LEE ANN SINGLETON CATALANO AND MICHAEL CATALANO, WIFE AND HUSBAND, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto RONNIE DALTON, A SINGLE MAN, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 1, MANZANO ESTATES, as shown on plat of record in Plat Book 8250, Page 345, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Lee Ann Singleton by Quitclaim Deed from Kenneth G. Singleton, unmarried, recorded July 3, 2000 in Instrument No. 20000703-0065525, in the Register's Office, Davidson County, Tennessee.

Subject to any and all existing restrictions and easements of record if any; including those listed in Plat Book 8250, Page 345; Register's Office for said County.

Michael Catalano, spouse of Lee Ann Singleton Catalano, joins in this conveyance to relinquish any rights he may have in and to said property, marital or otherwise.

unimproved ( )
This is improved (X) property, known as 315 Manzano Road, Madison, Tennessee 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 23rd day of September, 2008.

Lee Ann Singleton Catalano

Lee Ann Singleton Catalano

Michael Catalano

Michael Catalano

STATE OF Tennessee
COUNTY OF Wilson

On this the 23rd day of September, 2008, before me personally appeared Lee Ann Singleton Catalano and Michael Catalano, wife and husband to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 23rd day of September, 2008.

Shonda Worthington

Notary Public

My Commission Expires: 7-24-11

SHONDA WORTHINGTON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Executive Title, LLC
4470 Old Lebanon Dirt Road
Mt. Juliet, TN 37122
Phone: (615)773-0520

I, Janel McAlister, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Janel McAlister

State of Tennessee
County of Davidson

Personally appeared before me, Maxine J. Rucker, a notary public for this county and state, Janel McAlister who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Maxine J. Rucker
Notary Public

My Commission Expires: MAR 10 2012

MAXINE J. RUCKER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE