Davidson County DEEDWARR
Recvd: 10/21/08 12:45 2 pg
Fees:13.00 Taxes:560.55

20081021-0105555

Return to: Southern Land Title & Escrow, Inc.
934 Oldham Drive, Suite 100-A
Nolensville, TN 37135
615-776-7461

#666

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Jonathan Newell and wife, Amber Newell	American Equity Mortgage, Inc.	Map 161-10-0A-
5332 Hunters Ridge	**11933 Westline Industrial Dr**	Parcel 136.00CO
Nashville, TN 37211	**St. Louis, MO 63146**	

This instrument prepared by: Southern Land Title & Escrow, Inc., 934 Oldham Drive, Suite 100-A, Nolensville, TN 37135

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Melanie S. Pitts, unmarried,** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Jonathan Newell and wife, Amber Newell,** (The "Grantees"), their heirs and assigns certain tract or parcel of land in **DAVIDSON** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 112, on the Plan of Villages of Brentwood, Phase Two, a Planned Unit Development, of record in Plat Book 6250, page 169, said Register's Office, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Melanie S. Pitts, unmarried by warranty deed dated November 28, 2005 from April M. Taylor, a single woman of record in Instrument No. 20051213-0149494, said Register's Office.

This is the same description as used in the last deed of record.

This conveyance is subject to the following:

1. **2009 Taxes, a lien not yet due and payable and assumed by the Grantees.**
2. **Restrictions and Deed to HOA of record in Book 6143, page 11, amended in Book 6398, page 495, and in Book 9718, page 624, said Register's Office.**
3. **Easement of record in Book 6897, page 120, said Register's Office.**
4. **Any and all matters appearing on the Plan of record in Plat Book 6250, page 169, said Register's Office.**

This is improved property commonly known as **5332 Hunters Ridge, Nashville, TN 37211.**

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

The actual consideration or value, whichever is greater for this transfer is $151,500.00.

Affiant

Subscribed and sworn to before me this 7th day of October, 2008.

Notary Public
My Commission Expires: 01/22/2011

JUDY PAINTER-ROSE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires January 22, 2011

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantor does covenant with the said Grantees that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 7th day of October, 2008.

Melanie S. Pitts

[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 **Melanie S. Pitts**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged **SHE** executed the within instrument. WITNESS my hand and official seal at Nolensville, Tennessee, this 7th day of October, 2008.

Notary Public
My Commission Expires: January 22, 2011

JUDY PAINTER-ROSE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires January 22, 2011