Davidson County DEEDWARR
Recvd: 12/02/08 09:30 2 pgs
Fees:13.00 Taxes:2058.12
20081202-0116688

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

ADDRESS NEW OWNER
Ronald Rentuza
553 Robards Circle A/K/A 400 Vadis Court
Old Hickory, TN 37138

MORTGAGEE
Suntrust Mortgage
1100 Boulders Pkwy. Suite 660
Richmond, VA 23225

SEND TAX BILLS
MORTGAGEE

MAP-PARCEL:
MAP 064-03-0-B
PARCEL 054.00CO

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, **Gary R. Fletcher and wife, Stephanie D. Fletcher,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Ronald C. Rentuza and wife, Ann Rentuza** hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 265 on the Final Plat of Brandywine Pointe, Phase Four, Section Two, as of record in Plat Book 7900, Page's 587 & 588 as amended in Book 9397, Page 824, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Gary R. Fletcher and wife, Stephanie D. Fletcher by deed from Steven J. Hislop and wife, Lindsey L. Hislop, dated January 24, 2002 and of record in Instrument #20020128-0011523, 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 restrictive covenants of record in Book 9339, Page 627; easements, notes, covenants conditions and all matters and notes as shown on the plan of record in Plat Book 7900, Page's 587 & 588 as amended in Book 9397, Page 824, 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 Grantee.

This is improved property known as: **553 Robards Circle A/K/A 400 Vadis Court Old Hickory, TN 37138.**

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 25th day of November, 2008.

Gary R. Fletcher

Stephanie D. Fletcher

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Gary R. Fletcher and wife, Stephanie D. Fletcher, 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 25th day of November, 2008.

NOTARY PUBLIC

DANA LOGGINS NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires: 7-24-11

STATE OF Tennessee
COUNTY OF Wilson

The actual consideration or value, whichever is greater for this transfer is $556,248.00.

AFFIANT

Subscribed and sworn to before me this 25th day of November, 2008.

NOTARY PUBLIC

CAROLYN D. MULE STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

My Commission Expires: 9-7-10

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212