03

Realty Title
48-A

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

The actual consideration or value, whichever is greater, for this transfer is $97,000.00

Rachelle Caudill
Affiant

Subscribed and sworn to before me, this 6th day of March, 2009.

Diane K. Mann
Notary Public

My commission expires: 2/11/13

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

(Notary Stamp)

BILL GARRETT, Davidson County
T20090017989 DEEDWARR
Recvd: 03/18/09 09:24 2 pgs
Fees:13.00 Taxes:358.90
20090318-0024245

THIS INSTRUMENT PREPARED BY
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Susan F. Johnson	**Elite Home Loans**	**Map/Parcel 149-15-0-B-007.00CO**
1515 Bridgecrest Drive, Unit 212	**109 Westpark Dr., #310**	
Antioch, TN 37013	**Brentwood, TN 37027**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Melanie Manuel , a single woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Susan F. Johnson, a single woman

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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. 212 on the revised plan of Cambridge Forest Townhomes, of record in Instrument No. 20040224-0020966, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Melanie Manuel, by Warranty Deed, from The Craig Company, of record in Instrument No. 20051123-0141599, Dated November 10, 2004, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Instrument No. 20040224-0020966, Register's Office for DAVIDSON County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 10332, page 1, Book 1077, page 723 and Instrument No. 20030806-0112013, Register's Office for DAVIDSON County, Tennessee.

Charter for Home Owners Association of record in Book 10343, page 769, Register's Office for DAVIDSON County, Tennessee.

Storm Water Detention Agreement of record in Book 10805, page 497, Book 7632, page 962 and Instrument No. 20010202-0010454, Register's Office for DAVIDSON County, Tennessee.

Easement to Morgan Cemetery.

Telephone Line Easement of record in Book 1207, page 529, Register's Office for DAVIDSON County, Tennessee.
Agreement of record in Book 1147, page 148, Register's Office for DAVIDSON County, Tennessee.
Sewer and Drainage Easement of record in Book 6881, page 320, Book 7453, page 445 and Book 8795, page 158, Register's Office for DAVIDSON County, Tennessee.
Road Easement Plan of record in Book 3, page 26, Register's Office for DAVIDSON County, Tennessee.
Deed of Conveyance of record in Book 10800, page 894 and Book 10800, page 932, Register's Office for DAVIDSON County, Tennessee.
Option to Purchase Real Estate of record in Book 10953, page 640, Register's Office for DAVIDSON County, Tennessee.
Subject to rights of others in and to common areas/elements.
Subject to lien for special assessment contained in Declaration of Covenants, Conditions and Restrictions/Master Deed.
Subject to HOA dues - if any.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

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 is improved (X) unimproved (____) property known as 1515 Bridgecrest Drive, Unit 212, 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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 my/our hand(s) this 6th day of March, 2009.

Melanie Manuel by Jeannie Timmons Attorney in Fact
Melanie Manuel
By Jeannie Timmons,
her Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Jeannie Timmons with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument on behalf of Melanie Manuel for the purposes therein contained, and who further proved to me that she is the **Attorney in Fact** for Melanie Manuel, and is authorized by her to execute this instrument on her behalf.

This the 6th day of March, 2009.

My Commission Expires:_____

Notary Public

File #: **09254-KS**
RECORD & RETURN TO:
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds