FA.NO9-2165 (1)

 (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF WILLIAMSON** The actual consideration or value, whichever is greater, for this transfer is **$154,000.00** Affiant Subscribed and sworn to before me, this 30th day of September, 2009. Notary Public My commission expires: 6/5/12

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

BILL GARRETT, Davidson County
Trans:T20090071245 DEEDWARR
Recvd: 10/20/09 11:41 2 pgs
Fees:13.00 Taxes:569.80
20091020-0096856

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Craig Casamento	Primelending	**Map/Parcel 161-11-0-A-134.00CO**
511 Huntington Ridge Drive	3343 Aspen Grove Dr. Ste. 200	
Nashville, TN 37211	Franklin, TN 37067	

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,

Amy Michelle Stansell, unmarried and Kenneth Britton Stansell, married tenants in common with the right of survivorship

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

Craig Casamento, unmarried

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. 134 on the Final Plat, Revision One, Huntington Ridge Townhouse Condominiums, of record in Plat Book 9700, page 846, 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 Amy Michelle Stansell, and father Kenneth Britton Stansell, as Tenants in Common with Rights of Survivorship, of record in Instrument No. 20021025-0131189, Dated October 16, 2002, Register's Office for Davidson County, Tennessee.

The spouse of Kenneth Britton Stansell, does not now, nor has ever had a marital interest in subject property.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 9700, page 846, Register's Office for DAVIDSON County, Tennessee. Restrictive covenants contained in an instrument of record in Book 4729, page 687 and amended in Book 4889, page 905 and Book 5394, page 243, Register's Office for DAVIDSON County, Tennessee. Charter for Home Owners Association of record in Book 4729, page 682 and amended in Book 4890, page 84, Register's Office for DAVIDSON County, Tennessee. Storm Water Detention Agreement of record in Book 9732, page 551, Book 9775, page 308 and Book 11345, page 59, Register's Office for DAVIDSON County, Tennessee.
By Laws of record in Book 7423, page 762, amended in Instrument No. 20080324-0029069, 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 **511 Huntington Ridge Drive, Nashville, TN 37211**.

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 30th day of September, 2009.

Amy Michelle Stansell

Kenneth Britton Stansell

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public of said County and State, Amy Michelle Stansell and Kenneth Britton Stansell, tenants in common with the right of survivorship, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of September, 2009.

Notary Public

My Commission Expires: 05/26/2013

KEITH H. SOLOMON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File #: 09035-KS
RECORD & RETURN TO:
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027

Return to:
Foundation Title and Escrow, LLC
9045 Carothers Parkway, Suite 202
Franklin, TN 37067