WARRANTY DEED

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

G-CB-10-2365

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $171,000.00

Affiant

Subscribed and sworn to before me, this 19th DAY OF March, 2010.

Notary Public

MY COMMISSION EXPIRES: 7-24-10

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Corletra F. Mance	SA Mortgage Services, LLC dba Birchfield Home Mort	
2365 Edencrest Drive	(NAME) 1620 Gateway Blvd., Ste. 101	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Murfreesboro, TN 37129	149-15-A-68.00 CO
(CITY) (STATE) (ZIP)	(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 PHYLLIS E. RENZ, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto CORLETRA F. MANCE , UNMARRIED, 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 130, CAMBRIDGE FOREST, SECTION TWO, A PLANNED UNIT DEVELOPMENT, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 9700, PAGES 672 AND 673, 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 PHYLLIS E. RENZ, UNMARRIED BY WARRANTY DEED FROM BEAZER HOMES CORP. D/B/A PHILLIPS BUILDERS, A TENNESSEE CORPORATION, RECORDED ON THE 29TH DAY OF NOVEMBER, 1999 IN DEED BOOK 11759, PAGE 520, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDIGN THOSE IN PLAT BOOK 9700, PAGES 672 AND 673; COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD IN BOOK 10332, PAGE 1 AND BOOK 10774, PAGE 723; BY-LAWS OF RECORD IN INSTRUMENT NO. 20020221-0022798; HOA CHARTER OF RECORD IN BOOK 10343, PAGE 769; EASEMENT FOR SEWER AND DRAINAGE OF RECORD IN BOOK 6881, PAGE 320, BOOK 7453, PAGE 445 AND BOOK 8795, PAGE 158; EASEMENT FOR TELEPHONE LINE OF RECORD IN BOOK 1207, PAGE 529; CONVEYANCE TO HOA OF RECORD IN INSTRUMENT NO. 20030624-0086952; EASEMENTS OF RECORD IN BOOK 11575, PAGE 609; AGREEMENT OF RECORD IN BOOK 1147, PAGE 148, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 2365 Edencrest Drive, Antioch, Tennessee 37013
(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.

BILL GARRETT, Davidson County
Trans:T20100017074 DEEDWARR
Recvd: 03/24/10 09:50 2 pgs
Fees:13.00 Taxes:632.70
20100324-0021898

Witness my/our hand(s) this 19th day of March, 2010.

Phyllis E. Renz

Phyllis E. Renz

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Phyllis E. Renz, the within named bargainor, 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 the 19th day of March, 2010.

Notary Public

My Commission Expires: 7-24-10

(SEAL)

FRANCES RUDY NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903