WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100026280 DEEDWARR
Recvd: 05/03/10 10:42 2 pgs
Fees:13.00 Taxes:839.90
20100503-0033428

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS. $227,000.00.

Affiant

Subscribed and sworn to before me this 30th day of April, 2010.

TAHIRA J. PYSZ STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

My Commission expires: 7/29/13

MY COMMISSION EXPIRES JULY 29, 2013 (Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Michelle Hathaway	Flagstar Bank	051-11-0-016.00
520 Freda Villa	5151 Corporate Dr,	
Madison, TN 37115	Troy, MI 48098	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Eric Gunther, an unmarried person**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Michelle Hathaway, an unmarried ~~person~~ woman**, her heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 94 on the plan of Oakland Acres, Section 10, of record in Book 2900, page 140, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at an iron pin in the northerly margin of Freda Villa being the common corner of Lots 94 and 95 on said plan; thence in a northwesterly direction with said margin of said road, a distance of 164.8 feet to a concrete monument; thence continuing in a northwesterly direction with the margin of said road around a curve a distance of 43.0 feet to a concrete monument in the easterly margin of Saunders Drive; thence north 44 degrees 18' east with said margin of said road a distance of 240.5 feet to a concrete monument ; thence south 45 degrees 42' east a distance of 160 feet to an iron pin, being the common corner of Lots 94 and 95; thence in a southwesterly direction along the dividing line between said two lots, 238.6 feet to point of beginning.

Being the same property conveyed to Eric Gunther, an unmarried person, by deed from Steve Dickerson and wife, Mitzi Dickerson, on May 10, 2007, of record in Instrument Number 20070514-0057624, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 2900, page 140, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 1584, page 23; and Book 3184, page 407, Register's Office for Davidson County, Tennessee.

This is improved property known as: **520 Freda Villa, Madison, TN 37115**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 April 30, 2010.

Eric Gunther

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Eric Gunther, an unmarried person** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this April 30, 2010

My commission expires 8/23/11

Notary Public

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY