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THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1616 Westgate Circle, Ste 215
Brentwood, TN 37027

CRT File No. 12030404

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ Williamson)

The actual consideration or value, whichever is greater, for this transfer is: ~~$337,500.00~~.

Affiant

Subscribed and sworn to before me, this 12th day of April, 2012 .

Notary Public
My Commission Expires: 05-06-13

GEORGETTE R. KENNEDY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans:T20120027403 DEEDWARR
Recvd: 04/16/12 09:49 2 pgs
Fees:13.00 Taxes:1248.75
20120416-0032167

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Matt Manzano 1033 Stone Ridge Drive Nashville TN 37211	Peoples Home Equity Inc. 5205 Maryland Way, Suite 100 Brentwood, TN 37027	Tax Parcel ID No. 180-02-0A-024.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Darlene L. Fleser, and Paul S. Fleser, wife and husband** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Matt Manzano, an unmarried man**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 78 on the Plan of The Ridge at Stone Creek, Section 1, as of record in Instrument # 20031027-0157621, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Darlene L. Fleser and Paul S. Fleser, wife and husband by deed from Drees Premier Homes, Inc., an Ohio Corporation of record in Instrument 200506200070153, Register's Office for Davidson County, Tennessee, dated June 15, 2005.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

All matters shown on the Plan of record in Instrument 200310270157621, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 10324, Page 365, amended in Instrument 200107190076875 and Instrument 200207220087705, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

By-Laws appended to restrictions in Book 10324, page 405, Register's Office for Davidson County, Tennessee.

Charter in Book 10324, page 358, Register's Office for Davidson County, Tennessee.
Conveyance of Open Space and Common Area in Instrument 200407190085622, Register's Office for Davidson County, Tennessee.

Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 1033 Stone Ridge Drive Nashville TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 12th day of April, 2012 .

Darlene L. Fleser

Paul S. Fleser

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Darlene L. Fleser and Paul S. Fleser, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of April, 2012 .

Notary Public

My Commission Expires: May 16, 2014

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY