Davidson County DEEDWARR
Recvd: 09/28/15 12:13 3 pgs
Fees:18.00 Taxes:932.40
20150928-0098217

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #15-1334

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Brandy Manning and Gary Marsh, wife and husband**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Lisa Rotundo, a single woman**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Being Lot No. 77 Sunset Hills, Phase One, Section Two, as shown of record in Plat Instrument No. 20071220-0146323, Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Brandy Manning, an unmarried woman by Warranty Deed from Lake Forest Homes, Inc., dated June 30, 2008 and recorded July 7, 2008 in Instrument No. 20080707-0069892, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Brandy Manning and Gary Marsh, wife and husband by Quit Claim Deed from Brandy Manning, a married woman who acquired title as an unmarried woman, dated October 25, 2012 and recorded November 26, 2012 in Instrument No. 20121126-0107811, Register's Office for Davidson County, Tennessee. Brandy Manning is also known as Brandy Marsh.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 3209 Hidden Creek Drive, 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 Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 25th day of September, 2015.

Gary Marsh

Brandy Manning

State of Tennessee)
County of Davidson)

On this 25th day of September, 2015, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Gary Marsh and Brandy Manning, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 5/8/18

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 252,000.00.

Affiant

Sworn and subscribed before me on this the 25th day of September, 2015.

Notary Public

My Commission Expires: 5-8-18

A. C. HALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 8, 2018

NEW OWNER:
Lisa Rotundo
3209 Hidden Creek Drive
Antioch, TN 37013

RESPONSIBLE FOR TAX PAYMENT:
Highland Residential Mortgage, LTD
12001 N. Central Expressway, Suite #750
Dallas, TX 75243

TAX MAP-PARCEL #:
182-01-0A-077.00

True Copy Certification

I Anita L. Leach, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Anita L. Leach

State of Tennessee/County of Wilson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Anita L. Leach, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2016

Shelly M Smith