THIS INSTRUMENT PREPARED BY:
Douglas A. Brace
Boult, Kelley, Herbert & Crawford
Third Floor, Noel Place
200 Fourth Avenue North
Nashville, TN 37219-2375

WARRANTY DEED

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
117-13-B-2.00C0	Hillsboro Homes, a Tennessee General Partnership 4500 Harpeth Hills Nashville, TN 37215	New Owner BOOK 9410 PAGE 321
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO
		PROPERTY IS ☐ IMPROVED ☒ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE

For and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged,

94 JUL 19 PM 3:35
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE 72172

Bonnie B. Manson, a married person

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey

unto Hillsboro Homes, a Tennessee General Partnership

3121 07/18 0101 03CHECK 286.50

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, _____ State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being a certain building site identified as Lot No. 139 on the Plan of Abbottsford of record in Plat Book 6250, Pages 419-421, as corrected by Surveyor's Certificate of Correction of record in Book 6800, Page 164, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Bonnie B. Manson by deed from Gerald E. Sheridan and wife, Catherine R. Sheridan of record in Book 9120, Page 70, Register's Office for Davidson County, Tennessee.

Spouse of Bonnie B. Manson does not join in said conveyance because property is not primary residence.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property; Restrictions of record and all matters shown on the recorded plan referred to above.
Power of Attorney of record in Book 9410, Page 322, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor Covenants with the Grantee, that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered., except for 1994 taxes, a lien not yet due and payable.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

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

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 15th day of July, 1994.

Bonnie B. Manson
Bonnie B. Manson
BY: Janelle Carmen
Janelle Carmen as Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named

_____

_____

the bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19 _____.

My commission expires: _____
Notary Public

STATE OF _____

COUNTY OF _____

BOOK 9410 PAGE 325

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named

_____

_____ the bargainor(s), with whom I am personally aquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____,

this, the _____ day of _____, 19 _____.

My commission expires: _____
Notary Public

STATE OF TENNESSEE }
COUNTY OF ~~XXXXXX~~ } Williamson

THE ACTUAL CONSIDERATION OF VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS

$ 75,000.00 _____ John M. Crawford
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF July 19 94 MY COMMISSION EXPIRES. _____

(AFFIX SEAL) _____
Notary Public

NOTARY PUBLIC
AT LARGE
Douglas A. Brace
My Commission Expires
January 24, 1998
STATE OF TENNESSEE

WARRANTY DEED

FROM
Bonnie B. Manson

TO
Hillsboro Homes, a Tennessee ~~General Partnership~~

ORTALE, KELLEY, HERBERT & CRAWFORD
Nashville, Tennessee

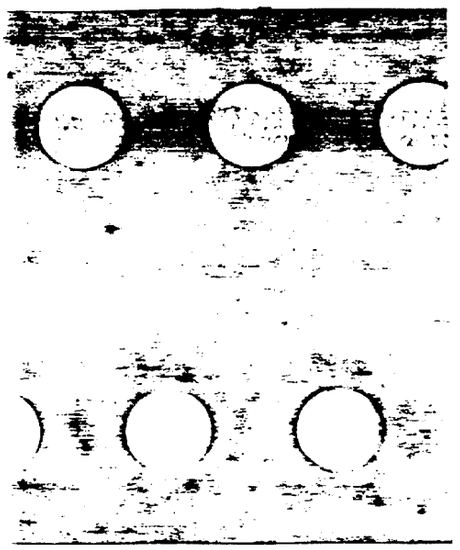
STATE OF TENNESSEE]
COUNTY OF WILLIAMSON]

On this 15th day of July, 1994, before me personally appeared **Janelle Carmen**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, to be the person who executed the foregoing instrument for the purposes therein contained and who executed the foregoing instrument in behalf of **Bonnie B. Manson**, and acknowledged that she executed the same as the free act and deed of the said Bonnie B. Manson. Said Power of Attorney is of record in Book ____, Page ____, Register's Office for Davidson County, TN.

WITNESS my hand and seal, this 15ht day of July, 1994.

NOTARY PUBLIC
AT LARGE
Douglas A. Brace
My Commission Expires
STATE OF TENNESSEE

_____
NOTARY PUBLIC
My commission expires: _____



OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9410 PAGE 326

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	75000.00
CON TX	277.50
PRFEE	1.00
WDEED	8.00
TOTAL	286.50
CHECK	286.50

07/18/94 01 15:34 0001 8121

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



72172
IDENTIF. & REFERENCE

'94 JUL 18 PM 3:35
REGISTER
DAVIDSON COUNTY, TN.

No. 814714