WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,900.00.

X _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 28TH DAY OF JUNE, 2000.

_____
Notary Public

MY COMMISSION EXPIRES: 3/23/02
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

Instr:200007170070013 Page: 1 OF 2
REC'D FOR REC 07/17/2000 9:00:18AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $447.33

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Krissa J. Zimmerman	Jefferson Heritage Mortgage Company	Map 64
(NAME) 4445 South Trace Blvd.	(NAME) 3100 West End Avenue, Suite 530	Group 9
(ADDRESS) Old Hickory, TN 37138	(ADDRESS) Nashville, TN 37203	Parcel 262
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

GARY L. MANES AND WIFE REBECCA W. MANES

, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

KRISSA J. ZIMMERMAN, A SINGLE PERSON

, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot No. 40 on the Plan of Southfork, Section Two, as shown by plat of record in Plat Book 6250, page 386, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Gary L. Manes and Rebecca W. Manes by deed from Ken Lokey Homes, Inc. of record in Deed Book 7828, page 573, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Deed Book 6906, page 733, Amended in Book 8291, Page 955, Register's Office for said County.

This conveyance is subject to any and all existing easements and restrictions of record.

unimproved ☐
This is improved ☒ property, known as 4445 South Trace Blvd., Old Hickory, TN 37138
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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.

Witness my/our hand(s) this 28th day of June, 2000.

Gary L. Manes

Rebecca W. Manes by Gary L. Manes Atty in Fact

STATE of Tennessee
COUNTY of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gary L. Manes the bargainor ___, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 6/28/2000
My Commission Expires: 3/23/02

Notary Public

TRACEY TAYLOR NOTARY PUBLIC DAVIDSON COUNTY, TN AT LARGE

STATE OF Tennessee
COUNTY OF Wilson

On this the 28th day of June, 2000, before me personally appeared Gary L. Manes, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Rebecca W. Manes, and who acknowledged that he executed the same as the free act and deed of the said Rebecca W. Manes by virtue of that Power of Attorney, duly executed by the said Rebecca W. Manes and being recorded simultaneously herewith, of Register's Office of * County, Tennessee.

Witness my hand and official seal at Mt. Juliet, Tennessee, this 28th day of June, 2000.

My Commission Expires: 3/23/02

Notary Public

TRACEY TAYLOR NOTARY PUBLIC DAVIDSON COUNTY, TN AT LARGE

File Number200005301

RETURN TO:
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122