# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/11/07 10:26 2 pgs
Fees:13.00 Taxes:1979.13
20070711-0082518

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $534,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF JULY, 2007.

Notary Public

MY COMMISSION EXPIRES: 10/25/2008 (AFFIX SEAL)

J. KAYE CLARK
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Advantage Title and Escrow, 109 Kenner Avenue, Nashville, TN 37205

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| David K. Manes | SunTrust | 064030B10900CO |
| (NAME) | (NAME) | |
| 1184 Safety Harbor Cove | 901 Semmes Ave | |
| (ADDRESS) | (ADDRESS) | |
| Old Hickory, TN 37138 | Richmond VA 23224 | |
| (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, William David Jackson and wife, Sheryl K. Jackson, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David K. Manes and Mary M. Manes,* 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: *husband and wife,

BEING Lot No. 187 on the Final Plat of Brandywine Pointe, Phase Six, Section Two, ( a Planned Unit Development), as of record in Book 7900, Page 947, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said lot.

Being the same property conveyed to William David Jackson and wife Sheryl K. Jackson, by Warranty Deed dated October 27, 1998 from Superior Homes and Construction, Inc. of record in Book 11176, Page 608, Register's Office for Davidson County, Tennessee.

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

unimproved ☐

This is improved ☒ property, known as 1184 Safety Harbor Cove, 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 our hands this 10th day of July, 2007.

William David Jackson

Sheryl K. Jackson

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William David Jackson and Sheryl K. Jackson, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 10th day of July, 2007.

Commission expires:

Tabitha N. Calhoun
STATE OF TENNESSEE NOTARY PUBLIC
MY COMMISSION EXPIRES: DAVIDSON COUNTY

Notary Public