File No. 280700118

WARRANTY DEED

ELAINE PHELPS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires November 22, 2008

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF JULY, 2008.

Notary Public

MY COMMISSION EXPIRES: 11/22/08
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
121 First Avenue South, Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 07/28/08 11:55 3 pgs
Fees:18.00 Taxes:1480.00
20080728-0076818

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Douglas D. Himes	FRANKLIN AMERICAN MORTGAGE COMPANY	128-10-0A-010.00 CO
(NAME) 217 Aspenwood Lane	(NAME) 501 CORPORATE CENTRE DRIVE, SUITE 400	
(ADDRESS) Nashville, TN 37221	(ADDRESS) FRANKLIN, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **I, Tim D. Manus, married*,** hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Douglas D. Himes and wife, Elizabeth Warren Himes,** hereinafter called the grantee(s), **THEIR** heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of Section One, Pine Forest, of record in Plat Book 9700, page 712 and 713, 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 Tim D. Manus, an unmarried man, by Warranty Deed from Beazer Homes Corp., DBA Phillips Builders, a Tennessee Corporation, of record in Instrument No. 20011005-0108518, Register's Office for Davidson County, Tennessee.

***Lori Manus joins in this conveyance to convey any and all of her marital interest in said property.**

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING:

Taxes for the year 2008, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 9700, Page 712 and 713, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 11072, Page 248 and in Book 11515, Page 987, Register's Office for Davidson County, Tennessee.

Easement for Storm Water Detention of record in Book 11016, Page 259, Register's Office for Davidson County, Tennessee.

Home Owners Association Charter of record in Instrument No. 11092, Page 155, Register's Office for Davidson County, Tennessee.

Common Area of record in Book 11318, Page 919, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as **217 Aspenwood Lane, Nashville, TN 37221**

(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 GRANTEE(S), THEIR heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hands this 25th day of July, 2008.

Tim D. Manus

Lori Manus

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Tim D. Manus and Lori Manus, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 25th day of July, 2008.

Commission expires:

Notary Public

K. THOMAS SIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

11/8/08

File Number: 280700118

RETURN TO:
Sidwell Title
121 First Avenue South, Suite 200
Franklin, TN 37064

I, Jeanne Burton Gregory, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated to law.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a notary public for this county and state, Jeanne Burton Gregory, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: 11/22/08

Notary's Seal

ELAINE PHELPS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 22, 2008