File No. 290501135

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/07/09 10:05 3 pgs
Fees:18.00 Taxes:1509.60
20090707-0063168

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $408,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF JUNE, 2009.

Notary Public

MY COMMISSION EXPIRES: July 14, 2011
(AFFIX SEAL)

CHRISTOPHER JACKSON Notary Public At Large RUTHERFORD COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
Sidwell, Barrett, & Welch, PC
1604 Westgate Circle, Suite 3
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jennifer E. Taylor	SunTrust Mortgage, Inc.	171-08-OA-065.00
(NAME)	(NAME)	
105 Cotton Gin Court	401 Commerce Street, Suite 6100	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Nashville, TN 37219	
(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, **Jill S. Manning, widow**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Jennifer Taylor, a single person**, hereinafter called the grantee(s), I heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 65 on the SUBDIVISION PLAT OF COTTONPORT PLANTATION, PHASE III, as shown by plat of record in Plat Book 6900, Page 951, 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 Jill S. Manning and Gregory E. Manning by Warranty Deed from Bobbie Slate and husband, Bill Slate and filed for record in Instrument No. 20061117-0143236, Register's Office for said County. Said Gregory E. Manning having since died on September 19, 2008.

This conveyance is subject to:

All matters as set forth on the plat of record in Plat Book 6900, Page 951, Register's Office of said County.

All matters as set forth on the Boundary Plat of record in Plat Book 6900, Page 529, Register's Office of said County.

Storm Water Detention Agreement as shown of record in Book 7350, Page 137, Register's Office for said County.

Charter of Homeowner's Association as shown of record in Book 7621, Page 600 and Book 7981, Page 971, Register's Office for said County.

Restrictive Covenants and By-Laws of record in Book 7430, Page 784, Book 7565, Page 57, Book 7637, Page 925, Book 7824, Page 254, Book 7897, Page 578, Book 7981, Page 971 and Book 10775, Page 37, Register's Office of said County.

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 105 Cotton Gin Court, Brentwood, TN 37027

(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), I 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), I 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 19th day of June, 2009.

Jill S. Manning

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Jill S. Manning the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this. 6/19/09

Commission expires: June 20, 2011

Notary Public

MICHELLE LEE REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

File Number: 290501135

RETURN TO:

Cumberland Title
1604 Westgate Circle, Suite 3
Brentwood, TN 37027

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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 and correct copy of the original document executed and authenticated according to law.

Custodian

Cumberland Title

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Michelle Lee Reynolds, a notary public for this county and state, Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

(SEAL)

MICHELLE LEE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

My Commission Expires: June 20, 2011

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