THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1616 Westgate Circle, Ste 202** **Brentwood, TN 37027** **CRT File No. 10030248**	STATE OF TENNESSEE) COUNTY OF WILLIAMSON) The actual consideration or value, whichever is greater, for this transfer is: $149,900.00. Affiant Subscribed and sworn to before me, this 16th day of April, 2010. Notary Public My Commission Expires: My Commission Expires April 17, 2010

STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY

BILL GARRETT, Davidson County
Trans:T20100023503 DEEDWARR
Recvd: 04/20/10 15:46 2 pgs
Fees:13.00 Taxes:554.63
20100420-0029925

WARRANTY DEED

Address New Owner: Charles G. Grummon 5205 Cardiff Drive Nashville TN 37211	Send Tax Bills To: New Owner 755 Rolling Fork Dr. Brentwood, TN 37027	Tax Information: Tax Parcel ID No. Map 161-10-A Parcel 145.00CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Casey Manus, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Charles G. Grummon, unmarried**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 121 on the Plan of Phase Two, Villages of Brentwood, of record in Plat Book 6250, Page 169, as amended in Book 8484, Page 140, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Casey Manus and wife, Jessica Manus by deed dated April 17, 2003 from George Andrew Rowlett and wife, Cristina Treiss Rowlett (formerly known as Cristina Maria Treiss), of record in Instrument No. 20030430-0057526, Register's Office for Davidson County, Tennessee. The said Jessica Manus having since died, and the said Casey Manus, individually and as surviving spouse of Jessica Manus, having since conveyed his interest in the subject property to Casey Manus, a widower by Quitclaim Deed dated May 18, 2005 of record in Instrument No. 20050526-0059667, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.

Rights of claims and parties in possession not shown by the Public Records.

Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.

Taxes or special assessments which are not shown as existing liens by the Public Records.

Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting the Title that would be disclosed by an accurate and complete land survey of the Land.

Easements or claims of easements not shown by the Public Records.

Taxes for the year of 2010 a lien, not yet due and payable.

If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which improvements are completed as defined by statute. We assume no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated, Section 67-5-603 et seq.

Subject to all matters shown on the Plan of Phase Two, Villages of Brentwood, of record in Plat Book 6250, Page 169, as amended in Book 8484, Page 140, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of Villages of Brentwood of record in Book 6143, Page 11, as amended and made applicable to Phase II in Book 6398, Page 495, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Charter of Villages of Brentwood Homeowners Association of record in Book 6158, page 352, Register's Office for Davidson County, Tennessee.

Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 5205 Cardiff Drive Nashville TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 16th day of April, 2010.

Casey Manus

Sara Manus

*Sara Manus joins in this conveyance to convey any and all interest in said property.

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Casey Manus and Sara Manus, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of April, 2010.

Notary Public

My Commission Expires: My Commission Expires April 17, 2010

STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY