# WARRANTY DEED

KIMBERLY D. HICKS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $294,876.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of May, 2011.

Notary Public

MY COMMISSION EXPIRES: 4-12-14

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| S. Roger Maness | S. Roger Maness | 155120B00900 |
| (NAME) | (NAME) | |
| 632 Collins Crest Court | 632 Collins Crest Court | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37221 | Nashville, TN 37221 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

BILL GARRETT, Davidson County
Trans:T20110028143 DEEDWARR
Recvd: 05/11/11 13:14 2 pgs
Fees:13.00 Taxes:1091.04
20110511-0036203

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, **Norfolk Homes of Nashville, Inc., a Michigan Corporation**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **S. Roger Maness and Sophie A Maness, husband and wife**, hereinafter called the GRANTEE(S), their heirs and/or 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 all of Lot No. 9, on the plan of Collins Crest Subdivision, of record in Instrument 200601050001456, said Register's Office, reference to which is hereby made for a more complete description.

Being the same property conveyed to NORFOLK HOMES OF NASHVILLE INC., A MICHIGAN CORPORATION by Deed from FRENCH RIVER DEVELOPMENT COMPANY LLC, A TENNESSEE LIMITED LIABILITY COMPANY, dated 01/18/2011 and filed for record on 01/19/2011 in Instrument 20110119-0005118, Register's Office for DAVIDSON County, Tennessee.

**THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:**

County of DAVIDSON taxes for the year 2011 and subsequent years, a lien not yet ascertainable, due or payable.
All matters as set forth per Plat Book 6900, Page 339-347, Instrument 20060105-0001456, said Register's Office.
Declaration of Covenants, Conditions, Restrictions and By-laws of record in Instrument 20051003-0118153, said Register's Office.
Stormwater Detention Agreement of record in Instrument 20040519-0058726, said Register's Office.
Charter of record in Instrument 20051003-0118152, said Register's Office.
Quitclaim Deed to The Homeowner's Association of record in Instrument 20060920-0116486, said Register's Office.

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 632 Collins Crest Court, 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/or 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/or 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 hand this 6th day of May, 2011.

NORFOLK HOMES OF NASHVILLE, A MICHIGAN CORPORATION

Ryan Finley
Regional Director of Finance

State of Tennessee
County of Williamson

Personally appeared before me, a notary public in and for the state and county aforementioned, Ryan Finley with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Regional Director of Finance of Norfolk Homes of Nashville, Inc., a Michigan Corporation and that he as such Regional Director of Finance executed the foregoing instrument for the purposes therein contained, by signing the name of the entity by himself as Regional Director of Finance.

WITNESS my hand and seal this 6th day of May, 2011.

Kimberly D. Hicks
Notary Public
My Commission Expires: 4-12-14

KIMBERLY D. HICKS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

**RETURN TO:**
**Stewart Title Company Tennessee Division**
**5107 Maryland Way**
**Brentwood, TN 37027**