THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 11050419** MAIL BOX 50-B RETURN TO: PREPARED BY: BANKERS TITLE & ESCROW CORP. 3310 WEST END AVE. NASHVILLE, TN 37203	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $205,000.00. Affiant Subscribed and sworn to before me, this 20th day of May, 2011. Notary Public My Commission Expires: KELLY E. BACON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires June 6, 2014

WARRANTY DEED

Address New Owner: Scot R. Wilkes 600 Say Brook Circle Nashville TN 37221	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 155-15-0A-051.00 CO

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, **Matthew Allen Manning and wife, Margaret Eaves Manning,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Scot R. Wilkes, a married man**, ("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 51, SECTION 3, STONEMEADE, as shown on plat of record in Plat Book 7900, Page 478, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Matthew Allen Manning and wife, Margaret Eaves Manning by Warranty Deed from James G. Baker, Jr. and wife, Suzanne P. Baker, recorded on the 1st day of March, 2006 in Instrument No. 20060301-0023408, in the Register's Office of Davidson County, Tennessee.

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.

County of Davidson taxes for the year 2011 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION 3, STONEMEADE, as recorded in Plat Book 7900, Page 478.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 7701, Page 290, Book 8349, Page 43 and Book 8810, Page 840.

Terms and provisions of by-Laws of Stonemeade Homeowners' Association recorded in Book 7701, Page 290 (attached Exhibit B) and amended in Book 8517, Page 992.

Charter of Stonemeade Homeowners Association recorded in Book 7920, Page 728.

BILL GARRETT, Davidson County
Trans:T20110032038 DEEDWARR
Recvd: 05/31/11 11:35 2 pgs
Fees:13.00 Taxes:1017.50
20110531-0041225

Generic Agreement for Dedication of Public Utilities as set forth in instrument recorded in Book 9740, Page 967.

This is improved property located at 600 Say Brook Circle Nashville TN 37221

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 19th day of May, 2011.

Matthew Allen Manning

Margaret Eaves Manning

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Matthew Allen Manning and Margaret Eaves Manning, 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 20th day of May, 2011.

Notary Public

My Commission Expires:

KELLY E. BACON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 6, 2014