WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/03/11 12:32 4 pgs
Fees:23.00 Taxes:425.50
20110603-0042674

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of June, 2011

Notary Public

MY COMMISSION EXPIRES: 8-10-14

(AFFIX SEAL)

LEIGH ANNE SAILOR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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
Rebecca J. Henderson	SWBC Mtg Corp.	172120D52900CO
(NAME)	(NAME)	
8043 BIENVILLE Drive, Z9	9311 San Pedro	
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37211	San Antonio, TX 78216	
(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, **Brian D. McManus, a married man**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Rebecca J. Henderson, an unmarried woman**, 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 Unit No. Z-9, as shown on the plan of The Town Center Homes at Lenox Village Section III, a Horizontal Property Regime, filed as Exhibit B to and established by the Declaration of record in Instrument No. 20020315-0032826 as amended in Instrument No. 20060120-0007914 and corrected in Instrument No. 20060221-0020352 and Instrument No. 20060309-0027423, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Declaration, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.

Being the same property conveyed to Brian D. McManus, an unmarried man by Deed from Regent Homes, LLC, a Tennessee Limited Liability Company dated 11/13/2006 and filed for record on 11/14/2006 in Instrument No. 20061114-0141505, 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 Instrument No. 20060118-0006550, said Register's Office.
Declaration of Covenants, Conditions, Restrictions and By-laws of record in Instrument No. 20020315-0032826, as amended of record in Instrument No. 200601200007914 and corrected in Instrument No. 20060221-0020352 and Instrument No. 20020315-0032826, said Register's Office.
Master Deed Restrictions of record in Instrument No. 20020315-0032825, as amended in Instrument No. 20060120-0007913, said Register's Office.
Special Covenants and Restrictions set out in Instrument No. 20031212-0178492, said Register's Office.

All Matters Set Out in Document Including But Not Limited to An Easement Easement of record in Book 3399, Page 425, said Register's Office.
Easement for Ingress Egress and Water Line of record in Book 5334, Page 866, said Register's Office.
Agreement for Dedication of Easement for Water Main and Appurtenances of record in Instrument No. 20030828-0125179, said Register's Office.
Agreement for Dedication of Easement for Water Main and Appurtenances of record in Instrument No. 20030828-0125180, said Register's Office.
Stormwater Detention Agreement of record in Instrument No. 20051221-0152802, said Register's Office.
Charter of record in Instrument No. 20020412-0045831, Instrument No. 20031016-0153550, 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 8043 BIENVILLE Drive, Z9, NASHVILLE, TN 37211
(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 3rd day of June, 2011.

Brian D. McManus

Meghann P. McManus by Brian D. McManus

Meghann P. McManus by Brian D. McManus, Attorney in Fact

*Meghann P. McManus wife of Brian D. McManus joins in this instrument to convey any and all interest she has 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, the within named Brian D. McManus, 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 and Official seal this 3rd day of June, 2011.

THOMAS SIDWELL
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

Notary Public
My Commission Expires: 11/10/13

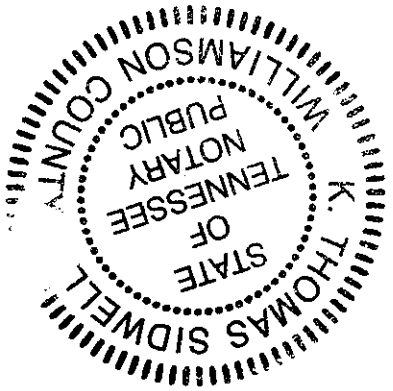
File No.: 01288-2919
SMG TN Warranty Deed

State of Tennessee
County of Williamson

On this 3rd day of June, 2011, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Brian D. McManus, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is the attorney-in-fact of Meghann P. McManus, and is authorized by him/her, and does hereby acknowledge the execution of this instrument on his/her behalf.

Witness my hand and Official seal this 3rd day of June, 2011.

Notary Public
My Commission Expires: 11/12/13



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

I, Thomas N. Jones, 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 according to law.

THOMAS N. JONES

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Leigh Anne Sailors, a notary public for this county and state, Thomas N. Jones, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

NOTARY PUBLIC

My Commission Expires: 8-10-14

