THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 30053-05-2011** **Record & Return To:** **First Title and Escrow Company, Inc.** **2000 Richard Jones Road, Suite 110** **Nashville, TN 37215**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,100,000.00. Heather Wood Affiant Subscribed and sworn to before me this 10th day of June, 2011. Notary Public My Commission Expires: CASEY FISHER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires NOV. 7, 2011

Davidson County DEEDWARR
Recvd: 06/15/11 11:42 2 pgs
Fees:13.00 Taxes:4070.00
20110615-0045769

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Dominic J. Mancuso. Jr., Teresa L. Mancuso 1100 Radnor Glen Drive Brentwood, TN 37027	SAME	Map and Parcel No.: 159 020 07100

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, **Tori S. Wimberly and husband, Joseph J. Wimberly IV**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Dominic J. Mancuso, Jr. and wife, Teresa L. Mancuso** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1100 Radnor Glen Drive, Brentwood, TN 37027

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Joseph J. Wimberly, IV joins in the execution of this instrument for the purposes of conveying any marital interest he may have in said property.

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 the 10th day of June, 2011.

Tori S. Wimberly

Joseph J. Wimberly IV

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Tori S. Wimberly and Joseph J. Wimberly, IV**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of June, 2011.

Notary Public

My Commission Expires:

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires August 23, 2011

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of High Ridge Subdivision, Phase One, of record in Book 11700, page 57, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Joseph J. Wimberly, IV, by deed dated November 18, 1999, from High Ridge, LLC, a TN limited liability company, of record in Book 11747, page 966, Register's Office for Davidson County, Tennessee. Joseph J. Wimberly, IV, conveyed his interest in subject property to Tori S. Wimberly by quitclaim deed of record in Instrument No. 20060717-0085976, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes for the year 2011, prorated by the parties and assumed by the Grantees. Map and Parcel No. 159 020 07100.
2. Declaration of Covenants, Conditions and Restrictions for High Ridge of record in Book 11714, page 713, and amended in Instrument No. 20040624-0075401, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions 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).
3. Dedication of common area to Radnor Glen Homeowners Association, Inc. of record in Instrument No. 20090327-0027775, Register's Office for Davidson County, Tennessee.
4. Charter of Incorporation of High Ridge Homeowners Association, Inc. of record in Instrument No. 19991220-0304886, Register's Office for Davidson County, Tennessee. Assumed the name of Radnor Glen Homeowners Association, Inc. in Instrument No. 20000107-0002658, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record as Book 11700, page 57, Register's Office for Davidson County, Tennessee.
6. Easement for transmission line of record in Book 2270, page 92, Register's Office for Davidson County, Tennessee.
7. Storm water detention agreement of record in Instrument No. 20010109-0002596, Register's Office for Davidson County, Tennessee.

CERTIFICATE OF AUTHENTICITY

I, Heather D. Wood, 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.

Heather Wood
Heather D. Wood

State of Tennessee
County of Davidson

Personally appeared before me, Casey Fisher, a notary public for this county and state, Heather D. Wood, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public
Commission Expires: _____

CASEY FISHER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011