WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110056740 DEEDWARR
Recvd: 09/13/11 11:31 2 pgs
Fees:13.00 Taxes:166.50
20110913-0070982

STATE OF TENNESSEE
COUNTY OF Wilson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $45,000.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME THIS 6th day of September, 2011
Notary Public
MY COMMISSION EXPIRES: 09-17-11
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 1725 North Mount Juliet Road, Suite C, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Marvin Manson and Vicki Manson		05312009500
(NAME)	(NAME)	
108 28th St	New owner	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **R. Wade Harris and Cheri T. Harris**, husband and wife hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Marvin C. Manson and Vicki C. Manson**, husband and wife hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Old Hickory, Davidson County, Tennessee, Being Lot No. 4 on the Plan of Dabbs and Elliott Subdivision, Block "5" of record in Book 547, page 97, Register's Office for Davidson County, Tennessee.

Said Lot No. 4 fronts 50 feet on the easterly margin of 28th Street and extends back 144 feet on the northerly and southerly lines to a line in the rear measuring 50 feet thereon.

Being the same property conveyed to R. Wade Harris and wife, Cheri T. Harris, by Deed from Terry D. Massey and wife, Vickie L. Massey, dated January 31, 1997 and filed of record in Book 10338, page 726, Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 108 28th St, Old Hickory, TN 37138

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, has 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 Grantees, their heirs and 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 our hands this **6th** day of **September, 2011**

R. Wade Harris by Ben Wilson Attorney in Fact

R. Wade Harris by Ben Wilson, Attorney in Fact

Cheri T. Harris by Ben Wilson Attorney in Fact

Cheri T. Harris by Ben Wilson, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF Wilson

Before me, the undersigned Notary, personally appeared Ben Wilson, known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of R. Wade Harris and Cheri T. Harris, and who acknowledged that he executed the same as the free act and deed of the said R. Wade Harris and Cheri T. Harris, by virtue of a Power of Attorney, duly executed and appearing of record in Book * _____, page _____, said Register's Office.

* 20110913.0070981

Witness my hand and official seal, this **6th** day of **September, 2011**

Tabatha Edwards
Notary Public

My commission expires: _____

TABATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES:
November 7, 2011