File 24252-8

Box 14

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $189,000.00

Affiant

Subscribed and sworn to before me, this 24th DAY OF August, 2012.

Notary Public

MY COMMISSION EXPIRES: 11-15-15 (AFFIX SEAL)

DIANA AUBIN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

G-VRES-12-507

THIS INSTRUMENT WAS PREPARED BY

Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kimberly D. Harris	Pinnacle National Bank (NAME)	
507 Landon Drive (ADDRESS)	150 3rd Ave. South, Ste 900 (ADDRESS)	
Nashville, TN 37220 (CITY) (STATE) (ZIP)	Nashville, TN 37201 (CITY) (STATE) (ZIP)	146-16-131.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we AARON K. MANES AND WIFE, BRANDI A. MANES, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto KIMBERLY D. HARRIS, A SINGLE PERSON , hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 41, BRENTWOOD HALL, SECTION III, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 2133, PAGE 14, 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 AARON K. MANES AND WIFE, BRANDI A. MANES BY WARRANTY DEED FROM KIRBY R. TOTTY, RECORDED ON THE 30TH DAY OF MAY, 2007 IN INSTRUMENT NO. 20070530-0063858, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2012 AND SUBSEQUENT YEARS; ALL MATTERS SET FORTH IN THE PLAN OF RECORD IN PLAT BOOK 2133, PAGE 14; RESTRICTIVE COVENANTS OF RECORD IN BOOK 2084, PAGE 409 AND BOOK 2098, PAGE 71 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved (X) property, known as 507 Landon Drive, Nashville, Tennessee 37220
(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 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 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.

BILL GARRETT, Davidson County
Trans:T20120065362 DEEDWARR
Recvd: 08/31/12 08:36 2 pgs
Fees:13.00 Taxes:699.30
20120831-0078705

Witness my/our hand(s) this 24th day of August, 2012.

Aaron K. Manes

Brandi A. Manes

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Aaron K. Manes and Brandi A. Manes, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 24th day of August, 2012.

Notary Public

My Commission Expires:

(SEAL)

CHARLES SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

~~RETURN TO:~~
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903