Return To:
McCann, Hubbard & Solomon
1804 Williamson Ct., Ste 201
Brentwood, TN 37027
615-377-3319

(1)



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $325,500.00

Affiant

Subscribed and sworn to before me, this 9th day of November, 2012.

Notary Public

My commission expires: 9-23-13

BILL GARRETT, Davidson County
Trans:T20120087167 DEEDWARR
Recvd: 11/15/12 09:19 2 pgs
Fees:13.00 Taxes:1204.35

20121115-0105174

THIS INSTRUMENT PREPARED BY
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Ian T. Manning	**New Owner**	**Map\Parcel: 172-13-0-A-096.00CO**
624 Logwood Briar Circle		
Brentwood, TN 37027		

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 ACKNOWLEDGE, WE,

Bruce Arthur Weaver, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Ian T. Manning and Monica M. Manning, 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 DAVIDSON County, Tennessee, being Lot No. 56 on the Plan of Section Two, Williams Grove, of record in Plat Book 9700, page 902-906, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said property.

Being the same property conveyed to Carol O. Weaver, married by Special Warranty Deed from National Residential Nominee Services Inc., a Corporation, of record in Instrument No. 20050629-0074550, dated June 25, 2005, Register's Office for Davidson County, Tennessee. Carol Marie Orthwein Weaver a/k/a Carol O. Weaver conveyed her interest in said property by Quitclaim Deed to Bruce Arthur Weaver, of record in Instrument No. 20070123-0009405, dated January 18, 2007, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
The Plan of record in Plat Book 9700, Page 902-906, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 10741, Page 678 and amended in Book 11167, Page 775, Book 11643, Page 316, Instrument No. 19991206-0300190 and Instrument No. 20010514-0049490, Register's Office for DAVIDSON County, Tennessee.
By-Laws of record in Book 10741, Page 716, Register's Office for DAVIDSON County, Tennessee.
PUD Boundary of record in Plat Book 9700, Page 520, Register's Office for DAVIDSON County, Tennessee.
Easement to Metropolitan Government of record in Book 11383, Page 728, Register's Office for DAVIDSON County, Tennessee.
Quitclaim Deed of common areas to Homeowners Association of record in Instrument No. 20010514-0049489, Register's Office for DAVIDSON County, Tennessee.
Storm Water Detention Agreement of record in Book 10951, Page 699, Register's Office for DAVIDSON County, Tennessee.

Charter for Homeowners Association of record in Book 10741, Page 671 and Instrument No. 20010618-0064214, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.
Subject to rights of others in and to common areas / elements.
Subject to lien for special assessment contained in DCCR's / Master Deed.
Subject to HOA dues, if any.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 624 Logwood Briar Circle, Brentwood, TN 37027.

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 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 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 my/our hand(s) this 9th day of November, 2012.

Bruce Arthur Weaver

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Bruce Arthur Weaver, unmarried , the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of November, 2012.

Notary Public

My Commission Expires:

RUSSELL J. McCANN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

COMMISSION EXPIRES
JUNE 16, 2013

File #: **121042.JM**
RECORD & RETURN TO:
McCANN, HUBBARD & SOLOMON
1804 WILLIAMSON COURT, SUITE 201
BRENTWOOD, TN 37027