 (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF WILLIAMSON** The actual consideration or value, whichever is greater, for this transfer is $154,000.00 Affiant Subscribed and sworn to before me, this 9th day of November, 2012. Notary Public My commission expires: 4/20/15

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

BILL GARRETT, Davidson County
Trans:T20120088305 DEEDWARR
Recvd: 11/19/12 13:36 2 pgs
Fees:13.00 Taxes:569.80
20121119-0106524

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Emily D. Love	**New Owner**	**Map\Parcel: 087-01-0-A-001.00CO**
4200 Chesney Glen		
Hermitage, TN 37076		

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,

Ian Manning, a married man

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

Emily D. Love, married

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. 1 on the Plan of Section 1-A, Chesney Glen, a residential P.U.D. of record in Plat Book 9700, Page 288, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to Ian Manning by Special Warranty Deed from The Bank of New York Mellon FKA The Bank of New York as Trustee for the Certificateholders CWALT, Inc., Alternative Loan Trust 2005-80CB, Mortgage Pass-Through Certificates, Series 2005-80CB, by BAC Home Loans Servicing, LP, FKA Countrywide Home Loans Servicing, LP, by BAC GP, LLC, its General Partner, as Attorney in Fact, of record in Instrument No. 20100312-0018915, dated February 18, 2010, 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.
Restrictive covenants contained in an instrument of record in Book 10278, Page 279 and amended in Book 10449, Page 215, Book 10449, Page 217, Book 10640, page 944, Book 10528, Page 73 and Book 11317, Page 674, Register's Office for DAVIDSON County, Tennessee.
Charter for HOA of record in Book 10290, Page 256, Register's Office for DAVIDSON County, Tennessee.
PUD Boundary Plat of record in Book 9700, Page 215, Register's Office for DAVIDSON County, Tennessee.
Quitclaim Deed to HOA of record in Book 10420, Page 356 and Book 11577, Page 623, Register's Office for DAVIDSON County, Tennessee.
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.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

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 4200 Chesney Glen, Hermitage, TN 37076.

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.

Ian Manning 11/9/12

*Monica Manning, spouse of Ian Manning, joins in the execution of this instrument for the purpose of conveying his/her marital interests, if any, in subject property.

Monica Manning

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Ian Manning and wife, Monica Manning , 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 #: **120999JM**
RECORD & RETURN TO:
McCANN, HUBBARD & SOLOMON
1804 WILLIAMSON COURT, SUITE 201
BRENTWOOD, TN 37027