WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Sumner THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $380,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS **29th** day of **March, 2013.** Notary Public MY COMMISSION EXPIRES: 2/28/17 (AFFIX SEAL)

LYNNE WARD
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series. LLC, 9175 Carothers Parkway, Suite 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Daniel Mann and Bethany Mann	People's Home Equity	06600000400
(NAME)	(NAME)	
5796 River Trace	5205 Maryland Way #100	06600000100
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218	Nashville, TN 37221	06600000200
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	06600000300

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, **Sharon L McCall, a single person**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Daniel Mann and Bethany Mann, 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:

TRACT I: Being forty (40) Feet in the 13th Civil District of Davidson County, Tennessee and further bounded and described as follows: Being opposite of Gars Island and near the Highway between Nashville, Tennessee, and Ashland City, Tennessee, and bounded on the west by an old road, in the grove beginning 15 feet of a beech tree on the west side of said Road, and the property of Allen; thence North with the west boundary of said Road 40 feet; thence west 150 feet, more or less, to the bottom at a little field; thence south 40 feet; thence east to the beginning on the west side of the old Road.

Being the same property conveyed to Jerry P. Chamberlain and wife, Sharon L. Chamberlain by deed from Richard N. Shipp of record in Instrument No. 20020308-0029456, Register's Office for Davidson County, Tennessee. By Quitclaim Deed of record in Instrument No. 20060519-0058709, said Register's Office, Jerry P. Chamberlain conveyed all of his right, title aind interest in subject property to Sharon L. McCall (formerly known as Sharon L. Chamberlain).

TRACT II: Being a lot 100 x 190 feet lying north of Hydes Ferry Pike, and west of Back Creek Road, and fronting on Hydes Ferry Pike, as shown on Map and Parcel No. 66-2, Field Book Number.

Being the same property conveyed to Jerry P. Chamberlain and wife, Sharon L. Chamberlain by deed from Jasper C. Gray and wife, Mira Gray of record in Instrument No. 20020308-0029455, Register's Office for Davidson County, Tennessee. By Quiclaim Deed of record in Instrument No. 20060519-0058710, said Register's Office, Jerry P. Chamberlain conveyed all of his right, title and interest in subject property to Sharon L. McCall (formerly known as Sharon L. Chamberlain).

BILL GARRETT, Davidson County
Trans:T20130028418 DEEDWARR
Recvd: 04/08/13 13:59 3 pgs
Fees:18.00 Taxes:1406.00
20130408-0034526

TRACT III: Being in the 18th Civil District of Davidson County, Tennessee, and bounded as follows: Beginning 147 ½ feet North of the pole bridge on a Cedar; thence Northwardly with the Old Road 50 feet to Dr. Parrish's South corner; thence West between parallel lines to the edge of the bottom, with 50 feet at the bottom.

Being the same property conveyed to Jerry P. Chamberlain and wife, Sharon L. Chamberlain by deed from Dorothy Sullivan of record in Instrument No. 20020308-0029454, Register's Office for Davidson County, Tennessee. By Quitclaim Deed of record in Instrument No. 20060519-0058711, said Register's Office, Jerry P. Chamberlain conveyed all of his right, title and interest in subject property to Sharon L. McCall (formerly known as Sharon L. Chamberlain).

TRACT IV: All that certain parcel of land situated in the City of Nashville, County of Davidson, State of Tennessee, being known and designated as follows:

Beginning at a spike in the northerly margin of Ashland City Highway (State Route 12), said pin being the southeast corner of the property conveyed to R.G. Sullivan by deed of record in Book 1585, page 371, of the Register's Office for Davidson County, Tennessee.

Thence, North 19 deg. 12' 47" East, 19.98 feet to a spike at the base of a 30 inch Beech tree;

Thence, North 33 deg. 00' 42" East, 953.05 feet to a 12 inch marked Hickory in the Easterly boundary of the property conveyed to Sammy Denny by Deed of record in Book 4864, page 465 of the Register's Office for Davidson County, said tree being the westerly most corner of the property conveyed to Jerry Anderson by Deed of record in Book 4773, page 298 of the Register's Office for Davidson County, Tennessee.

Thence, with Anderson's Southerly boundary, South 11 deg. 38' 49" East, 247.14 feet to a spike at the base of a 16 inch pine tree; South 42 deg. 04' 36" East, 179.68 feet to a spike in a twin 12 inch tan oak; North 53 deg. 56' 40" East, 128.13 feet to a spike at the base of a 24 inch beech tree.

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.

This is improved ☐ property, known as 5796 River Trace, Nashville, TN 37218

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 I do covenant with the said Grantees that I am 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 I do further covenant and bind myself, my 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 hand this **29th** day of **March, 2013**.

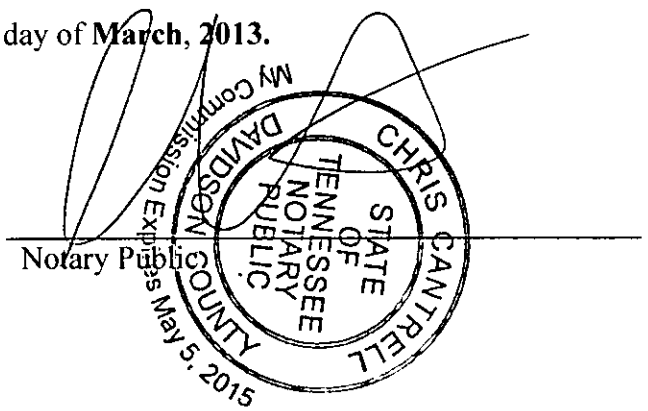
Sharon L McCall

*Tracts I, II & III were originally part of Tract IV and are included in Tract IV's description for map/parcel clarification.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, **Sharon L McCall, a single person**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **29th** day of **March, 2013.**



Notary Public

My commission expires:

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