NEW OWNER:

Leigh Denise Manuel
4202 Glynda Drive
Nashville, TN 37216

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

SEND TAX BILLS TO:

New Owner

FILE NO: 13-0890

Map/Parcel: 06107022100

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20130075561 DEEDWARR
Recvd: 09/03/13 08:29 3 pgs
Fees:18.00 Taxes:757.21
20130903-0092069

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Two Hundred Four Thousand Six Hundred Fifty and 00/100 Dollars** ($**204,650.00**) cash in hand paid, the receipt of which is hereby acknowledged, **NASHVILLE PROPERTY GROUP, GP** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **LEIGH DENISE MANUEL, UNMARRIED** ("Grantee"), her successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 3 on the plan of Allison Heights, of record in Plat Book 2330, Page 142, Register's Office for said County, reference to which is hereby made for a more complete description.

Being the same property conveyed to Nashville Property Group, GP by Quitclaim Deed from Josh Cook and wife, Julie Cook and Jimmy Carman and wife, Phyllis Carman, dated July 25, 2011 and of record in Instrument No. 20110921-0073079, Register's Office of Davidson County, Tennessee.

This is IMPROVED property known as 4202 Glynda Drive, Nashville, Tennessee 37216.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, her heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear

and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 29th day of **August, 2013**.

NASHVILLE PROPERTY GROUP, GP

Joshua T. Cook, Managing Partner

Julie E. Cook, Partner

Jimmy S. Carman, Partner

Phyllis D. Carman, Partner

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, JOSHUA T. COOK, JULIE E. COOK, JIMMY S. CARMAN, and PHYLLIS D. CARMAN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they are Partners of NASHVILLE PROPERTY GROUP, GP, the within-named bargainor, and as such authorized partners, being given the authority to so do, executed the within instrument on behalf of the partnership by signing its name as such authorized partners.

WITNESS my hand and official seal at office 29th day of **August, 2013**.

NOTARY PUBLIC

My commission expires: 1/24/2015

CELIA STEWART ROUSE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is $ **204,650.00** .

Jessica N. Brooks
AFFIANT

Sworn to and subscribed to before me 29th day of **August, 2013**.

Celia Stewart Rouse
NOTARY PUBLIC

My commission expires: 12/4/2015

CELIA STEWART ROUSE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY