BILL GARRETT, Davidson County
Trans:T20140012960 DEEDWARR
Recvd: 02/25/14 09:53 2 pgs
Fees:13.00 Taxes:473.60
20140225-0015947

This instrument was prepared by:
DLO TITLE, LLC
256 Seaboard Lane, Suite F-103
Franklin, TN 37067
2014010013

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater, is $128,000.00

Anna E. Rowland STATE OF TENNESSEE NOTARY PUBLIC Rutherford County

Sworn to and subscribed before me this 7th day of February, 2014.

Affiant

Notary Public
Exp: 8.16.14

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
Maya Angelova 3217 Cain Harbor Nashville, TN 37214	New Owner	062020A 25900CO

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Matthew B. Manson and Shelly Manson, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Maya Angelova and Angel Angelov, husband and wife,** hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 251 on the Plan of the Final Plat of River Trace Estates, Phase 1, Section 4 and 5, of record in Plat Book 9700, Page 409, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Matthew B. Manson, a married man, by Warranty Deed from Bryan S. McClarey and wife, Jody M. McClarey, dated August 11, 2010 and recorded on August 12, 2010 as Instrument Number 20100812-0063664, in the Davidson County Register's Office.

Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066

Shelly Manson, the spouse of Matthew B. Manson, the Grantor herein, hereby joins in the execution of this Deed to convey any right, title or interest, marital or otherwise, she may have in the subject property.

This is improved property known as **3217 Cain Harbor, Nashville, TN 37214.**

This conveyance is made subject to:

Zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record. Current year taxes are to be paid by ____Grantor __X__ Grantee.

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the plural shall include the singular, the singular the plural, and the use of any gender is applicable to all genders.

WITNESS my hand, this 7th day of February, 2014.

Matthew B. Manson

Shelly Manson

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public of said County and State, personally appeared Matthew B. Manson and Shelly Manson with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged to be the within bargainor of the foregoing instrument and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal, at office at Franklin, Tennessee on this 7th day of February, 2014.

Notary Public

R. MARK DOUGALL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires Jul. 20, 2015