BILL GARRETT, Davidson County
Trans:T20140017940 DEEDWARRSP
Recvd: 03/18/14 08:31 3 pgs
Fees:18.00 Taxes:848.56
20140318-0022098

THIS INSTRUMENT PREPARED BY:
TrustLand Title & Escrow, LLC
1720 West End Avenue
Nashville, Tennessee 37203
14-1420

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Charles Manning, Jr Cynthia Manning 1149 Woodbury Falls Court Nashville, TN 37221	Franklin American Mtg. Co., 501 Corporate Centre Dr.,#400 Franklin, TN 37067	128120C03600CO

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is **$229,340.00**

Affiant

Subscribed and sworn to before me, this the 14th day of March, 2014.

Notary Public

My Commission Expires: 6-1-15
(Affix Seal)

DEBORAH L. BISSELL
STATE OF TENNESSEE NOTARY PUBLIC
PERRY COUNTY
My Commission Expires June 1, 2015

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, **Vastland Northcrest Development, LLC., a Tennessee Corporation, ("Grantor")**, has this day bargained and sold, and does hereby bargain, sell, transfer and convey unto **Charles Manning, Jr and Cynthia Manning, husband and wife, ("Grantee")**, and Grantee's successors and assigns, certain tracts or parcels of land in **Davidson** County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 1149, WOODBURY TOWNHOMES, PHASE I, as shown on Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20060310-0028278, amended at Instrument No. 20080201-0010772, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being part of the same property conveyed by Warranty Deed from The Senior Group, a common law business organization, composed solely of Robert R. Krilich, Sr. and Donna R. Krilich to Gallardia Properties, LLC, a Tennessee limited liability company as recorded on the 20th day of December, 2004 in Instrument No. 20041220-0151012 and part of Quit Claim Deed from Gallardia Properties, LLC., a Tennessee Limited Liability Company to Vastland Northcrest Development, LLC, a Tennessee Limited Liability Company as recorded on the 27th day of November, 2012 in Instrument No. 20121127-0108883, in the Register's Office of Davidson County, Tennessee.

This is improved property located at: **1149 Woodbury Falls Court, Nashville, TN 37221**
Said property is conveyed subject to the matters described on Exhibit B attached hereto.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estates, title and interest thereto belonging to Grantee, its successors and assigns, forever.

Grantor covenants and binds itself and its representatives to warrant and forever defend the title to said land to Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through and under Grantor (other than claims arising out of matter set for on Exhibit B), but not further or otherwise.

IN WITNESS WHEREOF, Grantor has executed this instrument on this **14th** day of **March, 2014.**

Vastland Northcrest Development, LLC.

By: _____
Mack H. McClung, Its Chief Manager

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned of the State and County mentioned, personally appeared **Mack H. McClung** with whom I personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be the **Chief Manager** of **Vastland Northcrest Development, LLC.,** the within named bargainor, a limited liability company, and that such **Mack H. McClung**, executed the foregoing instrument for the purposed therein contained, by personally signing the name of the limited liability company as **Chief Manager.**

Witness my hand and Seal at office on the **14th** day of **March, 2014.**

_____
Notary Public

My Commission Expires: 6-1-15

DEBORAH L. BISSELL
STATE OF TENNESSEE NOTARY PUBLIC
PERRY COUNTY
My Commission Expires June 1, 2015

EXHIBIT B
Permitted Exceptions

1. Property taxes for the year 2014, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorated share thereof to GRANTEES who will be responsible for payment of said taxes.

2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

3. Declaration of Covenants, Conditions and Restrictions for Woodbury Townhomes, recorded in Instrument No. 20060310-0028278, and amended in Instrument No. 20080201-0010772, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

4. All matters shown on the plat of WOODBURY, of record in Instrument No. 20050216-0017693.

5. Easement for sanitary sewer, recorded in Book 5074, Page 856 and Book 5074, Page 945.

6. Storm Water Detention Agreement recorded at Instrument No. 20050118-0005578.

7. By-Laws of record in Instrument No. 20060310-0028278.

8. Charter of Homeowners Association recorded at Instrument No. 20060309-0027744.

9. Easement Agreement recorded at Instrument No. 20120810-0071791.

10. Easement for Drainage, recorded in Book 8083, Page 534 and Book 8083, Page 547.

11. Easement for Sanitary Sewer, Storm Drainage and Water Mains, recorded in Instrument No. 20120706-0059466.

12. Conveyance to State of Tennessee recorded in Book 8083, Page 541.