WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF JUNE, 2014.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

REBECCA MOSS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES SEPTEMBER 5, 2017

G-NP-14-3401

THIS INSTRUMENT WAS PREPARED BY
Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

BILL GARRETT, Davidson County
Trans:T20140043551 DEEDWARR
Recvd: 06/19/14 13:29 2 pgs
Fees:13.00 Taxes:444.00

20140619-0053671

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP
Jerrica Lugo	Capstar Bank D/B/A Farmington Mortgage	
(NAME)	(NAME)	
3401 Anderson Road #31	2002 Richard Jones Road, Suite 300A	136150B03100CO
(ADDRESS)	(ADDRESS)	
Antioch ~~Nashville,~~ TN 37013	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **RANDALL PAUL MANNING AND WIFE, GRACE MANNING** , hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **JERRICA LUGO, MARRIED** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 31, SMITH SPRINGS TOWNHOMES, PHASE 1, A HORIZONTAL PROPERTY REGIME (PRIVATE ELEMENT), as shown on plat of record in Plat Book 11700, Page 16, as revised in Plat Book 11700, Page 42 and Instrument No. 20010629-0068936, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Randall Paul Manning, married by Warranty Deed from NVR, Inc., T/A Ryan Homes, a Virginia Corporation, recorded on the 6th day of March, 2002 in Instrument No. 20020306-0028303, in the Register's Office of Davidson County, Tennessee.

Grace Manning joins in this conveyance to convey any and all marital interest she may have to said property.

This conveyance is subject to:
- County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SMITH SPRINGS TOWNHOMES, PHASE 1, A HORIZONTAL PROPERTY REGIME (PRIVATE ELEMENT), as recorded in Plat Book 11700, Page(s) 16, as revised in Plat Book 11700, Page 42 and Instrument No. 20010629-0068936, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 11666, Page 151, as supplemented at Instrument Nos. 20010730-0080392 and 20110816-0063130, Register's Office for Davidson County, Tennessee.
- Terms and provisions of by-Laws recorded in Book 11666, Page 191, Register's Office for Davidson County, Tennessee.
- Terms and provisions of the Articles of Incorporation, recorded in Book 11666, Page 149 and Instrument No. 20010810-0086561, Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement as set forth in instrument recorded in Book 11540, Page 482, Register's Office for Davidson County, Tennessee.
- Conveyance of Common Areas to Homeowners' Association recorded at Instrument No. 20000111-0003643 and 20010810-0086561, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein.

This is improved property known as: **3401 Anderson Road #31, ~~Nashville,~~ Antioch Tennessee 37013**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 6th DAY OF JUNE, 2014.

Randall Paul Manning by Laura Mitchell, attorney-in-fact
Randall Paul Manning by Laura Mitchell,
Attorney in Fact

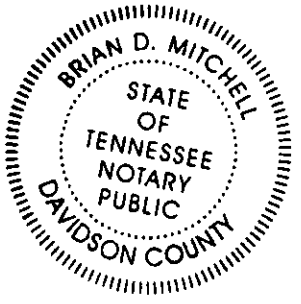
Grace Manning by Laura Mitchell, attorney-in-fact
Grace Manning by Laura Mitchell,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Laura Mitchell, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of RANDALL PAUL MANNING AND GRACE MANNING, and who acknowledged she executed the same as the free act and deed of the said RANDALL PAUL MANNING AND GRACE MANNING.

Witness my hand and official seal, this the 6th of June, 2014.

Brian D. Mitchell
Notary Public
My Commission Expires: January 9, 2016
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Return To:
Foundation Title & Escrow, LLC
2742 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122