BILL GARRETT, Davidson County
Trans:T20140059361 DEEDWARR
Recvd: 08/13/14 09:47 2 pgs
Fees:13.00 Taxes:555.00
20140813-0073023

THIS INSTRUMENT PREPARED BY:
**Horizon Land Title, Inc.**
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

**ADDRESS NEW OWNER**
Lauren M. Manley and David P. Manley
420 Scotts Creek Trail
Hermitage, TN 37076

**MORTGAGEE**
Wilson Bank & Trust
1436 West Main Street
Lebanon, TN 37087

**SEND TAX BILLS**
Mortgagee

**MAP-PARCEL:**
MAP 075-12-O-A
PARCEL 104.00

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Carissa Boone, unmarried,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Lauren M. Manley and David P. Manley, wife and husband,** 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:

**A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:**

**Being Lot No. 5 on the Plan of Section Three, Phase 1, Greer Meadows at Cedar Creek of record in Instrument Number 20010920-0101748, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.**

**Being the same property conveyed to Carissa Boone by Warranty Deed from Jon T. Hill and wife, Rebekah A. Hill, dated May 18, 2007, filed for record in Instrument Number 20070604-0065807, Register's Office for Davidson County, Tennessee.**

**This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Instrument Number 20020606-0069062; Stormwater Retention Agreement in Instrument Number 20001205-0119474; easements, covenants conditions and all matters and notes as shown on the plan of record in Plat Instrument Number 20010920-0101748, Register's Office, Davidson, County, Tennessee.**

**This is the same description as in previous deed of record.**

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantor.

This is improved property known as **420 Scotts Creek Trail Hermitage, TN 37076.**

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 we do covenant with the said Grantees 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 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 our hands this 11th day of August, 2014.

Carissa Boone

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Carissa Boone, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 11th day of August, 2014.

NOTARY PUBLIC

WILSON COUNTY * DEAN ROBINSON * STATE OF TENNESSEE NOTARY PUBLIC

My Commission Expires: 1.3.16

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $150,000.00.

AFFIANT

Subscribed and sworn to before me this 11th day of August, 2014.

NOTARY PUBLIC

My Commission Expires: 8/23/16

PATRICIA NICHOLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.