BILL GARRETT, Davidson County
Trans:T20140076730 DEEDWARR
Recvd: 10/10/14 09:51 3 pgs
Fees:18.00 Taxes:1184.00
20141010-0094081

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

ADDRESS NEW OWNER
Trinity Lane Realty, LLC
1516 Hampton Street
Nashville, TN 37207

MORTGAGEE
Nocturne Village Investors
1856 Mires Road
Mt. Juliet, TN 37122

SEND TAX BILLS
New Owner

MAP-PARCEL:
MAP 070-07-0
PARCEL 063.00

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, **Nocturne Village Investors, a Tennessee joint venture composed of Clyde D. Manis, Mickey D. Manis, Quincy T. Salam and David N. Salam,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Trinity Lane Realty, LLC,** 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:

Land in Davidson County, Tennessee, being Lot Nos. 49, 50, 51 and 56 on the Map of the Free Silver Plan showing the Second Addition, of record in Book 332, Page 46, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.

Being the same property conveyed to Nocturne Village Investors, a Tennessee joint venture composed of Clyde D. Manis, Mickey D. Manis, Quincy T. Salam, and David N. Salam, by Warranty Deed from Florine P. Holt, dated December 5, 2006 and filed of record in Instrument No. 20061206-0150354, Register's Office for Wilson 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; Right of Way Easement of record in Book 781, Page 41; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage in favor of Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 4131, Page 745; Right of Way and Temporary Construction Easement of record in Book 8295, Page 651; NES Anchor Easement of record in Instrument No. 20020419-0048854; easements, covenants conditions and all matters and notes as shown on the plan of record in Plat Book 332, Page 46, 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 Grantee.

This is unimproved property known as **869 W. Trinity Lane Nashville, TN 37207.**

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 25th day of September, 2014.

Nocturne Village Investors, a Tennessee joint venture

By: Clyde D. Manis
Clyde D. Manis

By: Mickey Dean Manis, Atty in fact
Mickey Dean Manis Attorney in Fact

Durable Power of Attorney and Proxy of record in Instrument No. 20020815-0099090, Register's Office for Davidson County, Tennessee.

By: Mickey D. Manis
Mickey D. Manis

By:
Quincy T. Salam

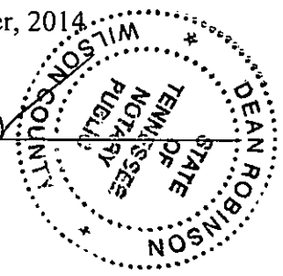
By:
David N. Salam

STATE OF Tennessee
COUNTY of Wilson

On this 25th day of September, 2014, before me personally appeared Mickey Dean Manis, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument for the purposes therein contained in behalf of Clyde D. Manis, and who acknowledged that he executed the same as the free act and deed of Clyde D. Manis.

Witness my hand and official seal this 25th day of September, 2014.

NOTARY PUBLIC



My Commission Expires: 1.5.16

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Mickey D. Manis, Quincy T. Salam, and David N. Salam, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 25th day of September, 2014.

NOTARY PUBLIC

My Commission Expires: 1.5.16

STATE OF Tennessee
COUNTY OF Wilson

The actual consideration or value, whichever is greater for this transfer is $320,000.00.

AFFIANT

Subscribed and sworn to before me this 25th day of September, 2014.

NOTARY PUBLIC

My Commission Expires: 1.5.16