Davidson County DEEDWARR
Recvd: 12/08/14 14:18 3 pgs
Fees:18.00 Taxes:222.00
20141208-0112323

THIS INSTRUMENT PREPARED BY:
CHAFFIN & BURNSED, PLLC
49 MUSIC SQUARE WEST, SUITE 502
NASHVILLE, TN 37203
(615) 460-7478

WARRANTY DEED

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $60,000.00

Affiant

Subscribed and sworn to before me as of the 5th day of December, 2014.

Notary Public

My Commission Expires: 12/16/2017

HEATHER D. WOOD
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 12-16-2017

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP – PARCEL #
Jenny & Jimmie Young 640 A Harpeth Bend Dr. Nashville, TN 37221	SAME	143-06-0A-029.00-CO

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantee," and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, **Zvi Manas and Diane M. Manas, as tenants by the entirety**, hereinafter referred to as "Grantor," has bargained and sold, and by these presents does transfer and convey unto **Jennifer R. Young and Jimmie L. Young, Husband and Wife**, their heirs and/or assigns, hereinafter referred to as "Grantee," a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 29 on the Plan of Phase One, Harpeth Trace Estates of record in Plat Book 5200, Page 125, in the 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 Zvi Manas and wife, Diane M. Manas, as tenants by the entirety by Warranty deed from Thomas E. Dibble, an unmarried person of record in Instrument No. 20050512-0053769 Register's Office for Davidson County, Tennessee, dated May 11, 2005 and recorded on May 12, 2005.

Being known as unimproved property located at 113 Harpeth Trace Ct, Nashville, TN 37221.

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said "Grantee," their heirs and/or assigns forever; and "Grantor" does covenant with the said "Grantee" that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as stated herein as follows:

1. Subject to all matters shown on the Plan of record in Plat Book 5200, Page 125, Register's Office for Davidson County, Tennessee.

provided in the Covenants, Conditions and Restrictions of record in Book 5120, Page (s) 208 and 918, Book 5182, Page 767, Book 5178, Page 138, Book 5182, Page 769, Book 5380, Page 357, and Book 6094, Page 718 , Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

3. Charter of record in Book 5120, Page 199, and Book 6556, Page 693, in the Register's Office for Davidson County, Tennessee.

4. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4889, Page 192, Book 5360, Page 320, Book 5364, Page 882, and Book 6380, Page 201, in the Register's Office for Davidson County, Tennessee.

5. Overpass Construction Agreement of record in Book 5102, Page 956, in the Register's Office for Davidson County, Tennessee.

6. Agreement for Dedication of Easement for Water Mains and Appurtenances of record in Book 5142, Pages 690 and 694, in the Register's Office for Davidson County, Tennessee.

7. Ingress and Egress Easement of record in Book 6407, Page 891, in the Register's Office for Davidson County, Tennessee.

8. Overhead Line Easement of record in Book 6407, Page 892, in the Register's Office for Davidson County, Tennessee.

9. Agreement for Dedication of Easement for Access Roads, Reservoir and Pumping Station and Water Mains and Appurtenances of record in Book 5099, Page 783, in the Register's Office for Davidson County, Tennessee.

10. Subject to rights of others in and to the common areas and/or elements.

Grantor further covenants and binds themselves, their heirs and representatives to warrant and forever defend the title to said real estate to said Grantee, their heirs and/or assigns, against the lawful claims of all persons whatsoever.

IN WITNESS WHEREOF, the "Grantor" has caused their names to be affixed hereto as of the 5th day of December, 2014.

Zvi Manas

Diane M. Manas

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named Zvi Manas and Diane M. Manas, the bargainor, 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 in Nashville, Tennessee this 5th day of December, 2014.

Notary Public

My Commission Expires: 06-19-16

ASHLEY W. MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 06-19-2016

CERTIFICATE OF AUTHENTICITY

I, the undersigned, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Ashley Morgan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public for this county and state, Ashley Morgan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Heather D. Wood
Notary Public
Commission Expires: 12/16/2017

