26985-8 Box 14

WARRANTY DEED	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is $295,250.00. Affiant Subscribed and sworn to before me, this the 2nd day of March, 2015. Notary Public My commission expires: 2/13/17 (AFFIX SEAL)

JOHN COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Michael Ryan Manning **Stephanie Manning**	**Farmington Mortgage, a division of CapStar Bank**	**Map 114-7-B Parcel 106.00co**
1116 Wildwind Court	**2002 Richard Jones Road, Suite 300A**	
Nashville, TN 37209	**Nashville, TN 37215**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Rich K. Germano, Jr. and Lisa F. Germano, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Michael Ryan Manning and Stephanie Manning, husband and wife

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 No. 94 on the Plan of Section Four, Westchase, as shown on Plat of record in Instrument No. 20040204-0013784, in the Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more complete description.

Being the same property conveyed to Rich K. Germano, Jr. and Lisa F. Germano, husband and wife, by Deed dated September 30, 2004 from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, of record in Instrument No. 20041007-0121415, Register's Office for Davidson County, Tennessee.

This instrument is being executed on behalf of Rich K. Germano and Lisa F. Germano, pursuant to a Power of Attorney executed by same on the 26th day of February, 2015, of record in Instrument No. 20150304-0018766, Register's Office for Davidson County, Tennessee.

Conveyance of the above described parcel is subject to the following: 1) The Plan of record as shown in Instrument No. 20040204-0013784 , said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2) Easement for Sanitary Sewer and/or Storm Drainage of record in Book 5222, Page 720, Register's Office for Davidson County, Tennessee. 3) Subject to a boundary plat of record in Book 9700, Page 521, Register's Office for Davidson County, Tennessee. 4) Agreement for Dedication of Easement for Public Utilities of record in Book 8626, Page 852, Register's Office for Davidson County, Tennessee. 5) Declaration of Covenants, Conditions and Restrictions of Westchase, of record in Instrument No. 20021126-0146387, Register's Office for Davidson County, Tennessee. 6) Agreement for Dedication of Public Utilities of record in Instrument No. 20050509-0052106, Register's Office for Davidson County, Tennessee. 7) Dedication of common areas of record in Instrument No. 20060921-0117333, Register's Office for Davidson County, Tennessee.

This is improved (__X__) Unimproved (____) property, known as **1116 Wildwind Court, Nashville, TN 37209**

BILL GARRETT, Davidson County
Trans:T20150015805 DEEDWARR
Recvd: 03/04/15 09:43 2 pgs
Fees:13.00 Taxes:1092.43
20150304-0018767

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 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 my/our hand(s) this **2nd** day of **March, 2015.**

Rich K. Germano by Diana Aubin, Attorney-in-Fact

Rich K. Germano, Jr. by Diana Aubin, Attorney-in-Fact

Lisa F. Germano by Diana Aubin, Attorney-in-Fact

Lisa F. Germano by Diana Aubin, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 2nd day of March, 2015, before me personally appeared, the undersigned, a Notary Public in and for the State and County aforesaid, the within named **Diana Aubin**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Attorney-in-Fact for **Rich K. Germano, Jr. and Lisa F. Germano** and that she as such Attorney-in-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Rich K. Germano, Jr. and Lisa F. Germano**, for the purpose therein contained, by signing the name of **Rich K. Germano, Jr. and Lisa F. Germano,** by herself as Attorney-in-Fact.

Witness my hand and official seal at Nashville, Tennessee, this **2nd** day of **March, 2015.**

Notary Public

JOHN COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

My Commission Expires: 2/13/17