Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Ervin J. Mann, widower**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Ethan S. Hansen, a single man**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being unit 265, Phase Two, Nashboro village at Fairway Pointe, Tract 21, as shown on plat of record in Plat Book 4660, Page 159 and as shown on amended to the restrictions of record in Instrument No. 20050222-0018814 in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Ervin J. Mann and wife, Phyllis G. Mann by Special Warranty Deed from Marquis Homes, LLC dated April 30, 2008, of record as Instrument No. 20080505-0045802, Register's Office for Davidson County, Tennessee. Phyllis G. Mann is now deceased. Date of death: August 29, 2009.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 2720 Nashboro Blvd., Nashville TN, 37217.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 20th day of March, 2015.

Ervin J. Mann

BILL GARRETT, Davidson County
Trans:T20150021379 DEEDWARR
Recvd: 03/24/15 11:39 2 pgs
Fees:13.00 Taxes:536.13
20150324-0025234

State of Tennessee)
County of Davidson)

On this 20th day of March, 2015, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Ervin J. Mann ~~and Phyllis C. Mann,~~ the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 5-8-17

DAVIDSON COUNTY, TN KENNETH M. BALLEW STATE OF TENNESSEE NOTARY PUBLIC

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 144,900.00.**

X Erwin J. Mann
Affiant

Sworn and subscribed before me on this the 20th day of March, 2015.

Notary Public

My Commission Expires: 5-8-17

DAVIDSON COUNTY, TN KENNETH M. BALLEW STATE OF TENNESSEE NOTARY PUBLIC

NEW OWNER:
Ethan S. Hansen
2720 Nashboro Blvd.
Nashville, TN 37217

RESPONSIBLE FOR TAX PAYMENT:
Franklin Synergy Bank
732 Columbia Ave
Franklin, Tn 37064

TAX MAP-PARCEL #:
35-12-0E-265.00