WARRANTY DEED

The actual consideration or value for this transfer is $ 19,000.00

Timothy Faulk
AFFIANT

STATE OF TENNESSEE
COUNTY OF Davidson

SWORN TO AND SUBSCRIBED before me this 2nd day of June, 2015

NOTARY PUBLIC
My Commission Expires: 3-8-2016

LEROY JOHNSTON ELLIS IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

BILL GARRETT, Davidson County
Trans:T20150043614 DEEDWARR
Recvd: 06/03/15 14:28 2 pgs
Fees:13.00 Taxes:70.30
20150603-0051942

This space for Register of Deeds

This instrument was prepared by: Johnny Ellis, Attorney, 3844 Old Hickory Blvd; Old Hickory, TN. 37138 (615)847-2000

ADDRESS NEW OWNER(S)	SEND TAX BILLS TO:	MAP / PARCEL NO.
TIMOTHY D. FAULK, & wife VIRGINIA D. FAULK 2762 Quarry Rd. Mt. Juliet, TN 37122	New Owner	043-16-0 / 112.00

FOR AND IN CONSIDERATION OF the sum of TEN and No/100 ($10.00) Dollars, cash in hand paid by **Timothy D. Faulk,** and **Virginia D. Faulk**, and other good and valuable consideration, the receipt of which is hereby acknowledged,

We, **TONY RAY MANIS**, a married man, and **LISA GAYE FLATT-SHANES**, a married woman, the GRANTORS herein, by these presents do transfer, QuitClaim and convey unto:

TIMOTHY D. FAULK, and wife, **VIRGINIA D. FAULK,** the GRANTEES herein, their heirs and assigns all our right title and interest in, a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 60 in the Kingsway Green Subdivision in a plat of which is of record in Book 3842, page 227, Register's Office of Davidson County, Tennessee, to which said plat, reference is here made for a more complete description of said Lot.

Being all the same property conveyed to Tony Ray Manis, and Lisa Gaye Flatt-Shanes, by deed from Jamie Lee Manis Malone, Justin Ryan Manis, Julia Paige Manis, Jessica Peyton Manis and Leslie Norman Manis, of record as Instrument #20150602-0051068, Register's Office for Davidson County Tennessee, and as heirs at law of Peggy B. Manis.

The property conveyed herein includes a 65 ft. X 14 foot, 1976, Hamilton, Mobile Home located on said lot.

The above description is the same as in the previous deed of record.

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. 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. 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.

The property conveyed herein is transferred subject to such easements, limitations, encumbrances and restrictions of record in the Register's Office for Davidson County, TN, and otherwise, as may affect

the property, including the following:

Real Property Taxes for the year 2015, which are prorated and assumed by the Grantees, all restrictions, easements and covenants of record in Book 4280, page 68, Register's Office of Davidson County, Tennessee and all zoning ordinances or laws of any Governmental authority

This is improved property known as: 1221 Bubbling Well Road, Madison, TN. 37115

The Grantors first being duly sworn according to law, make oath and say, that the property conveyed herein is not our primary residence, nor the residence of any spouse or dependant and this conveyance is not being made to defeat the rights of any third party.

Witness our hands this 2 day of June, 2015.

Tony Ray Manis
TONY RAY MANIS

Lisa Gaye Flatt Shanes
LISA GAYE FLATT-SHANES

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STATE OF TENNESSEE }
COUNTY OF Davidson }

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **TONY RAY MANIS, and LISA GAYE FLATT-SHANES** 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.

Sworn to and Witness my hand and official seal at Old Hickory, Tennessee this 2nd day of June, 2015.

NOTARY PUBLIC

My Commission Expires: 3-8-2016

LEROY JOHNSTON ELLIS IV
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN

WARRANTY DEED

From:
Tony Ray Manis, and Lisa Gaye Flatt-Shanes

To:
Timothy D. Faulk and Wife, Virginia D. Faulk

Property:
1221 Bubbling Well Road
Madison, TN. 37115

This Instrument was Prepared by:

Leroy Johnston Ellis IV
Attorney at Law
3844 Old Hickory Blvd.
Old Hickory Tennessee 37138
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Johnny@ljelaw.com