Davidson County DEEDWARR Recvd: 04/27/16 10:39 3 pgs Fees:18.00 Taxes:1021.20 **20160427-0040947**	STATE OF Tennessee COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $276,000.00 Affiant Subscribed and sworn to before me, this 26th DAY OF April, 2016. Notary Public MY COMMISSION EXPIRES: 3/3/19 (AFFIX SEAL)
WARRANTY DEED FSBO16-1011	

CASSIE LOVVORN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Frances Nicole Manscill	Frances Nicole Manscill	
1011 Pine Meadow Court	(NAME) 1011 Pine Meadow Court	
(ADDRESS) Nashville, TN 37221-4173	(ADDRESS) Nashville, TN 37221-4173	156-05-0A-034.00-CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JACKIE W. SMITH AND WIFE, VICKI L. SMITH, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto FRANCES NICOLE MANSCILL, AN UNMARRIED WOMAN, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 34 on the Plan of Harpeth Village PUD, Section 2, Phase 1, as depicted on Exhibit A of the Declaration of Covenants, Conditions and Restrictions for Harpeth Village of record in Instrument No. 20090121-0005246, and further described in the Addendum to Declaration of Covenants, Conditions and Restrictions for Harpeth Village P.U.D. of record in Instrument No. 20090123-0006190, 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 Jackie W. Smith and wife, Vicki L. Smith by Warranty deed from Danco Development, Inc. dba Franklin Heritage Homes of record in Instrument No. 20131210-0125316 Register's Office for Davidson County, Tennessee, dated December 04, 2013 and recorded on December 10, 2013.

This conveyance is subject to A) property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Instrument No. 20060505-0052434, Instrument No. 20051227-0153838, Instrument No. 20080618-0062694, Book 5653, Page 679 and Book 6044, Page 104, Instrument No. 20070507-0054445, Instrument No. 20090121-0005246, as subject to Addendum of record in Instrument No. 20090123-0006190, Instrument No. 20090121-0005247, Instrument No. 20070829-0103594, Instrument No. 20070829-0103726, Instrument No. 20081107-0110815, Book 4760, Page 840 and Book 8019, Page 166, Instrument No. 20100401-0024501, Instrument No. 20000510-0047300, Instrument No. 20051219-0151714, Book 7511, Page 516, Book 7512, Page 319 and Book 7611, Page 418, Instrument Number 20080626-0066101, Instrument Number 20130625-0065376; Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 1011 Pine Meadow Court , Nashville, Tennessee 37221-4173
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 26th day of April, 2016.

Jackie W. Smith

Vicki L. Smith

STATE OF Tennessee
COUNTY OF Davidson

On this 26th day of April, 2016, before me personally appeared Jackie W Smith and wife Vicki L. Smith, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this 26 day of April 2016.

Notary Public
My Commission Expires: 2/24/2017

RETURN TO:
Homeland Title, LLC
1896 General George Patton
Franklin, TN 37067
Phone: (615)599-9959

True Copy Certification

I, Cari Mule' 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 therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Robyn Dubray, a notary public for this county and state, Cari Mule', who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 02/21/2017