THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 16047432** BILL GARRETT, Davidson County Trans:T20160046505 DEEDWARR Recvd: 06/02/16 11:53 2 pgs Fees:13.00 Taxes:1054.50 20160602-0055612	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $285,000.00. Ross Beavers Affiant Subscribed and sworn to before me, this 31st day of May, 2016. Notary Public My Commission Expires: WILLIAM T. CHAPMAN, IV STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 10, 2019

WARRANTY DEED

Address New Owner: Ross Beavers and Jennifer Beavers 6952 Sunnywood Drive Nashville TN 37211	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 173-09-0A-155.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Gregory M. Maniscalco and Erica A. Randa, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Ross Beavers and Jennifer Beavers, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 201, as shown on the map entitled Section Two Lenox Village II (formerly addition to Sugar Valley), of record in Instrument No. 20030203-0014134, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to GREGORY M. MANISCALCO and ERICA A. RANDA, by deed from KENNETH FERRANTE, HORACE FERRANTE and wife, LINDA FERRANTE, of record in Instrument No. 20100330-0023685, dated March 26, 2010, and as corrected by Scrivener's Affidavit of record in Instrument No. 20100519-0038563, said Register's Office. Erica A. Randa having since married and is now known as Erica A. Maniscalco.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2016 and subsequent years for Map-Par. 173-09-0A-155.00 CO.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Matters shown on the Plan of record in Instrument No. 20030203-0014134, said Register's Office.

Matters shown on the Plan of record in Plat Book 421, page 146, said Register's Office.

Master Deed Restrictions for Lenox Village, a Traditional Neighborhood Development of record in Instrument No. 20020315-0032825 and Supplemental of record in Instrument No. 20021226-0158459, said Register's Office.
Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20020315-0032826 and Supplemental of record in Instrument No. 20021226-0158458, said Register's Office.

Storm Water Detention Agreement of record in Instrument No. 20020722-0087469, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Instrument No. 20010918-0100850, said Register's Office.
Easement for the flow of the waters of unnamed tributary of Mill Creek and the rights of the public therein.

Rights of upper and lower riparian owners to the flow of the water of unnamed tributary of Mill Creek, free from diminution or pollution.

This is improved property located at 6952 Sunnywood Drive Nashville TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 31st day of May, 2016.

Gregory M. Maniscalco

Erica A. Randa n/k/a Erica A. Maniscalco, by Gregory M. Maniscalco, her Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Gregory M. Maniscalco, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-fact for Erica A. Maniscalco, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 31st day of May, 2016.

Notary Public

My Commission Expires: 02/26/17

NATHAN L. POWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY