Send Tax Statements To:
New Owner
_____
_____
_____

Name and Address of New Owner:
Justin Mannino
3404 Wynfall Lane
Nashville, TN 37211
_____

This Instrument Prepared By/Return To:
JOHN G. MITCHELL, III
Attorney at Law
1535 W. Northfield Blvd., Unit 16
Murfreesboro, TN 37129

From Information Furnished By
The Parties

Map and Parcel : 180-4-B/107CO

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

WARRANTY DEED

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, the undersigned, **JAMES R. KERSEY AND KIMBERLY A. KERSEY**, has this day bargained and sold and does hereby transfer and convey unto, **JUSTIN MANNINO,** their heirs and assigns, forever, that certain parcel of real estate located in the Civil District of Davidson County, State of Tennessee, within the corporate limits of the City of Nashville, and being described as follows, to-wit:

Being Lot No. 165, Brookview Forest, Revision One, Phase III, as shown on plat of record in Instrument No. 20051025-0128969, revising in Instrument No. 20050919-0112306, in the Register's Office, Davidson County, TN, to which plat reference is hereby made for a more complete description of said property..

Being the same property conveyed to James R. Kersey and Kimberley A. Kersey, by deed from Drees Premier Homes, Inc., an Ohio corporation, dated August 16, 2016, appearing of record in Instrument Number 20060821-0102605, of the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to Restrictive Covenants of record in Book 4428, page 138, as amended in Book 4479, page 448, Book 4276, page 715, and re-recorded in Book 4404, page 947; Charter of Brookview Forest Homeowner's Association, Inc. of record in Instrument Number 20030918-0138293; Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20030829-0125803, as amended in Instrument No. 20050505-0050962; Storm Water Detention Agreement of record in Instrument Number 20021007-0121969; Right-of-Way Easement of record in Book 8404, page 676; Subject to rights of others in and to the common areas and/or elements; Any and all existing easements and restrictions as shown of record not stated herein; and subject to all matters shown on the plan of record as Instrument Number 20050919-0112306, revised in Instrument Number 20051025-0128969; all of said Register's Office.

THIS conveyance is subject to any and all existing easements and/or restrictions of record.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said **JUSTIN MANNINO,** their heirs and assigns, forever.

The undersigned covenants with the said Grantee that it is lawfully seized and possessed of said parcel of real estate, and that it has a good right to convey the same and that it is unencumbered, except for the lien of the 2016 real property taxes which have been prorated between the parties and are assumed by the Grantee.

BILL GARRETT, Davidson County
Trans:T20160078161 DEEDWARR
Recvd: 09/07/16 09:34 2 pgs
Fees:13.00 Taxes:1176.23
20160907-0093760

The undersigned further covenants and binds itself, its successors and assigns to forever warrant and defend the title to said real estate to the Grantee, their heirs and assigns, against the lawful claims of all persons, whomsoever.

This property is subject to and includes any and all lawful easements, setback lines, restrictions, etc. of record and applying to the within described property and to the zoning regulations of the appropriate governmental body.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 6th day of September, 2016.

James R. Kersey

Kimberly A. Kersey

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for the said County and State, personally appeared, James R. Kersey and Kimberly A. Kersey, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), acknowledged that she executed the foregoing instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL in Nashville, Tennessee, this the 6th day of September, 2016.

JILLIAN BARTON RUTHERFORD COUNTY NOTARY PUBLIC STATE OF TENNESSEE

NOTARY PUBLIC
My Commission Expires: 2-20-17

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $317,900.00, which amount is equal to or greater than the Amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

SWORN to and subscribed before me,
this 6th day of September, 2016.

EMILY C. MAY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Emily C. May
My Commission Expires
July 2, 2018
STATE OF TENNESSEE

NOTARY PUBLIC
My Commission Expires: 7-2-18