Return To:
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

16-0415

FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF **Davidson** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$100,000.00**. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS **October 13, 2016.** Notary Public MY COMMISSION EXPIRES: 7-24-2017 (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20160092227 DEEDWARR
Recvd: 10/19/16 09:53 2 pgs
Fees:13.00 Taxes:370.00
20161019-0110362

STATE OF TENNESSEE NOTARY PUBLIC
BRYANT L. GRANTHAM
WILLIAMSON COUNTY

WARRANTY DEED

This Instrument Prepared By and Return To:

FOUR STAR TITLE LLC

2506 North Mt. Juliet Road, Mt. Juliet, TN 37122
File #**16-0415**

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brittany N Knox and Brandon K Hale	**Nations Direct Mortgage, LLC**	**43-13-264**
(NAME) **210 Cherry Street**	(NAME) **5 Hutton Centre Drive, Suite 200**	
(ADDRESS) **Madison,TN 37115**	(ADDRESS) **Santa Ana, CA 92707**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Jerome Manning, married,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Brittany N Knox, an unmarried individual,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF **TENNESSEE**, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot 36, Plan of Block "C" Map of Crittenden Estates, filed in Plat Book 974, page 69, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Jerome Manning, married by Quitclaim Deed from Angela Ligon-Manning, married, filed for record on July 31, 2015 at Instrument Number 20150731-0075477; and also being the same property conveyed to Jerome Manning and Angela Ligon-Manning, husband and wife, by Special Warranty Deed from Deutsche Bank National Trust Company as Trustee for the Holders of Morgan Stanley Structured Trust I 2007-1, Asset-Backed Certificates, Series 2007-1, a corporation, filed for record on July 9, 2010 at Instrument Number 20100709-0053652, said Register's Office.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **210 Cherry Street, Madison, TN 37115**
(House Number) (Street) (City, State) (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 GRANTEES, their heirs and assigns forever; and 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; 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 GRANTEES, 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.

IN WITNESS WHEREOF, this instrument has been executed on this the **13th** day of **October, 2016.**

Jerome Manning

STATE OF **TENNESSEE**
COUNTY OF **Davidson**

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Jerome Manning**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the **13th** day of **October, 2016.**

NOTARY PUBLIC

My Commission Expires: 7-24-2017

BRYANT L. GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY