WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Wilson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 20th day of October, 2016.

Notary Public

MY COMMISSION EXPIRES: 2-22-2020

(AFFIX SEAL)

KIMIE PEARY NOTARY PUBLIC TENNESSEE COUNTY OF WILSON

Davidson County DEEDWARR
Recvd: 10/21/16 14:18 3 pgs
Fees:18.00 Taxes:297.85
20161021-0111617

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Paul Anderson	Paul Anderson	107-05-0A-128.00-CO
(NAME)	(NAME)	
128 Five Oaks Drive	128 Five Oaks Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Nashville, TN 37217	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Misty D. Manson (formerly known as Misty D. Adkins) and Ashanti D. Manson, wife and husband**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Paul Anderson and Paula Saverio Anderson, husband and wife**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a 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. 128, on the plan of Five Oaks, formerly The Meadow, a Planned Unit Development, of record in Plat Book 5200, Page 355, as amended in Book 5784, Page 521, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Misty D. Adkins, a single person by Warranty Deed from Melisia A. Padgett, unmarried, dated 01/15/2002 recorded 01/23/2002, of record in Instrument No. 20020123-0008861, in the Register's Office for Davidson County, Tennessee. The said Misty D. Adkins having since married and is now known and one and the same as Misty D. Manson. Ashanti D. Manson joins in this conveyance to convey any and all rights he may have in this property.

This conveyance is subject to: All matters shown on the plat of record in Plat Book 5200, Page 355, as amended in Book 5784, Page 521; Covenants, conditions, easements and restrictions of record in Book 5781, Page 563, Amendment to the Declaration of record in Book 5784, Page 563, Supplemental Declaration and Notice of Addition of Territory of record in Book 5957, Page 930, First Amendment to the By-Laws of record in Instrument No. 20160212-0013783; Covenants, conditions, easements and restrictions of record in Instrument No. 20150625-0061297; Procedure to Insure Compliance with Rules and Regulations of record in Instrument No. 20150625-0061298; Agreement for Dedication of Easement Water Mains and Appurtenances of record in Instrument No. 20020605-0068054; Grant of Easement of record in Instrument No. 20130118-0006279; Charter of the Homeowners Association of record in Book 5790, Page 798, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations

and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 128 Five Oaks Drive, Nashville, TN 37217
(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/or 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/or 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 hand this 20th day of October, 2016.

Misty D. Manson

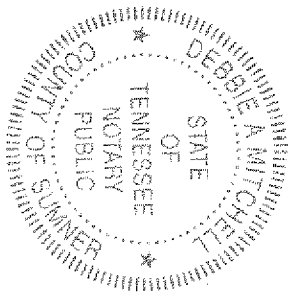
Ashanti D. Manson

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Misty D. Manson and Ashanti D. Manson the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 20th day of October, 2016.

Notary Public
My Commission Expires: 4/19/2017



RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

TRUE COPY CERTIFICATION

I, Kimie Peery, 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 herewith 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 WILSON

Personally appeared before me, Jill Simmons a notary public for this county and state, Kimie Peery 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: 9-4-19
Notary Seal (if on paper)

JILL SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY