BILL GARRETT, Davidson County
Trans:T20170045467 DEEDWARR
Recvd: 05/30/17 10:39 3 pgs
Fees:18.00 Taxes:1258.00
20170530-0053241

FROM: Kira Mann and Nicholas Mann

TO: Kevin J. McElroy and Sarah A. Branham

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel No.
Kevin J. McElroy and Sarah A. Branham 3916 Bryce Road Nashville, Tennessee 37211	CMG Mortgage, Inc. d/b/a CMG Financial 3160 Crow Canyon Road, Suite 400 San Ramon, CA 94583	Map 172-15-A Parcel 141

THIS INSTRUMENT PREPARED BY: Waller Lansden Dortch & Davis, LLP, Stephen C. Baker, Esq., 511 Union Street, Suite 2700, Nashville, Tennessee 37219-1760

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $340,000.00.

Sarah Dooley
Affiant

ANN ELISE WALSTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

Subscribed and sworn to before me, this the 26th day of May, 2017.

AWalston
Notary Public
My Comm. Expires: 3-2-2021

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Kira Mann and Nicholas Mann, wife and husband, hereinafter called "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto Kevin J. McElroy and Sarah A. Branham, husband and wife, hereinafter called "GRANTEES", their heirs and 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 Lot No. 168 on the Plan of Holt Woods, Section Nine, of record in Book 9700, Page 164, 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 Kira Mann and Nicholas Mann, wife and husband, by deed from Sandra J. Snyder and Lisa

C. Free, tenants in common with the right of survivorship, of record as Instrument No. 20140401-0026581, Register's Office for Davidson County, Tennessee.

Said property is transferred subject to the limitations, restrictions, and encumbrances as set forth below:

1. 2017 Metropolitan Government Taxes, which have been prorated.

2. All matters shown on the plats of record in Book 7900, page 668, and Book 9700, page 164, said Register's Office.

3. Declaration of Covenants, Conditions and Restrictions for Holt Woods, Section One, of record in Book 9570, page 22, said Register's Office, made applicable by Declaration of Covenants, Conditions and Restrictions for Holt Woods, Section Nine, of record in Book 10062, page 821, said Register's Office, and the By-Laws of Holt Woods Homeowners' Association, Inc., of record in Book 9570, page 13, said Register's Office.

This is improved property located at 3916 Bryce Road, Nashville, Tennessee 37211.

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 GRANTORS do covenant with the said GRANTEES that they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, 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.

WITNESS our hand this 26th day of May, 2017.

Kira Mann

Nicholas Mann

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kira Mann and Nicholas Mann, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 26th day of May, 2017.

Jeanette L. Ramer
NOTARY PUBLIC

My Commission Expires: 5/6/19

