NEW OWNER:

Matthew Manns
Jami Manns
328 Shady Creek Lane
Nashville, TN 37211

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 17-0383 LB

161-13-B-328.00

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20170059098 DEEDWARR
Recvd: 07/11/17 09:49 3 pgs
Fees:18.00 Taxes:1317.20
20170711-0069499

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Three Hundred Fifty-Six Thousand and 00/100 Dollars** (**$356,000.00**) cash in hand paid, the receipt of which is hereby acknowledged, **REGINALD E. PALMORE, III, UNMARRIED** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **MATTHEW MANNS AND JAMI MANNS, HUSBAND AND WIFE** ("Grantees"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

Being a certain private element unit situated in Davidson County, Tennessee, and further known as Unit 328 on the plan of Creekside of Brentwood, created under Title 66, Section 27-103 (b), et seq., as amended, Tennessee Code Annotated, and as shown on exhibit of the Master Deed for Creekside of Brentwood, a horizontal property regime with private elements, of record in Instrument No. 20040702-0079260; as amended and restated in Instrument No. 20050204-0013611; and as further amended in Instrument No. 20050329-0034131; Instrument No. 20050822-0100021; and in Instrument No. 20070622-0075126, Register's Office for Davidson County, Tennessee, including without limitation; those By-Laws appended thereto; together with an undivided percentage interest in the Common elements appurtenant to each Unit. Reference is hereby made to the plan of Creekside of Brentwood shown as exhibit to the aforementioned Master Deed for a more complete identification and placement of said Unit.

Being the same property conveyed to Reginald E. Palmore, III by Warranty deed from Linda Diane Beckett of record in Instrument No. 20150910-0091869 Register's Office for Davidson County, Tennessee, dated September 04, 2015 and recorded on September 10, 2015.

This is IMPROVED property known as 328 Shady Creek Lane, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantees that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 29th day of **June, 2017**.

Reginald E. Palmore, III

REGINALD E. PALMORE, III

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, REGINALD E. PALMORE, III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 29th day of **June, 2017**.

NOTARY PUBLIC

My commission expires: 9-20-20



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The actual consideration or value, whichever is greater, for this transfer is $ **356,000.00** .

AFFIANT

Sworn to and subscribed to before me this 29th day of **June, 2017**.

NOTARY PUBLIC

My commission expires: 9-20-20

SILVIA GRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY