THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 170712584** BILL GARRETT, Davidson County Trans:T20170073057 DEEDWARR Recvd: 08/23/17 09:42 2 pgs Fees:13.00 Taxes:1696.45 20170823-0086449	STATE OF TENNESSEE) COUNTY OF ~~DAVIDSON~~ Williamson) The actual consideration or value, whichever is greater, for this transfer is: $458,500.00. Affiant Subscribed and sworn to before me, this 21st day of August, 2017. Notary Public My Commission Expires: IAN T. CHAPMAN IV STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-10-2018

WARRANTY DEED

Address New Owner: David T. Walton and Karen E. Walton 624 LOGWOOD BRIAR CIRCLE Brentwood TN 37027-8286	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 172-13-0A-096.00 CO

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, **Ian T. Manning and Monica M. Manning, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **David T. Walton and Karen E. Walton, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 56 on the Plan of Section Two, Williams Grove, of record in Plat Book 9700, Page 902-906, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said property.

Being the same property conveyed to Ian T. Manning and Monica M. Manning, husband and wife by Warranty Deed from Bruce Arthur Weaver, unmarried, recorded on the 15th day of November, 2012 in Instrument No. 20121115-0105174, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2017 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION TWO, WILLIAMS GROVE, as recorded in Plat Book 9700, Page(s) 902-906.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 10741, Page 678, Book 11167, Page 755, Book 11643, Page 316, Instrument Nos. 19991206-0300190 and 20010514-0049490.

Charter of Homeowners Association recorded in Book 10741, Page 671 and Instrument No. 20010618-0064214.

Easement for Driveway Encroachment to Open Space, recorded in Instrument No. 20030914-0128544.

Easement for Sewer/Storm Drainage, recorded in Book 11383, Page 728.

Easement for Storm Water Detention Agreement, recorded in Book 10951, Page 699.

Conveyance for Open Space recorded at Instrument Nos. 20010514-0049489 and 20011226-0142132.

This is improved property located at 624 LOGWOOD BRIAR CIRCLE Brentwood TN 37027-8286

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 21st day of August, 2017.

Ian T. Manning

Monica M. Manning

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Ian T. Manning and Monica M. Manning, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of August, 2017.

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-10-2018

Notary Public