Prepared By and Return to:
Regal Title, LLC
125 N Church St
Murfreesboro, TN 37130

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is $392,000.00.

Affiant

File Number: 1707349

TABITHA J. KING
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Subscribed and sworn to before me, this 5th day of September, 2017.

Notary Public
My Commission Expires: 6/19/2021 4/18/21

Warranty Deed

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Number:
Shawn Manis	New Owner	106-130B-001
2000 A Hutton Drive		
Nashville, TN 37210		

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, New Day Homes, LLC, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Shawn Manis, hereinafter called the Grantee(s), their successors and assigns, a certain tract or parcel of land in Davidson County, State of TN, described as follows: to-wit:

Land in Davidson County, Tennessee, being Unit A, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 2000 Hutton Drive Townhomes, a Horizontal Property Regime with Private Elements of record as Instrument No. 20161207-0128392 and being shown on Plat attached thereto as Exhibit "B", 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 Michael Dennis Hutcheson, by Quitclaim deed, from Michael Dennis Hutcheson, sole heir of Lila Imogene Hutcheson, date of Death December 31, 2010, (Estate of Lila Imogene Hutcheson, Chancery Court of Warren County, Tennessee, case number 2538-P), dated September 18, 2014, of record in Instrument No. 20140919-0086193, Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to New Day Homes, LLC, by Warranty Deed, from Michael Dennis Hutcheson, dated July 14, 2016, of record in Instrument No. 20160719-0073873, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is __X__improved ___unimproved property known as 2000 A Hutton Drive, Nashville, TN 37210.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

BILL GARRETT, Davidson County
Trans:T20170078933 DEEDWARR
Recvd: 09/08/17 15:24 2 pgs
Fees:13.00 Taxes:1450.40
20170908-0092666

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 5 day of September, 2017.

New Day Homes, LLC

BY: _____

Jonathan Tarajano, Project Manager

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Jonathan Tarajano, 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, and who further acknowledged that he is Project Manager for New Day Homes, LLC and that he is authorized by New Day Homes, LLC to execute this instrument on its behalf.

Witness my hand and official seal at Murfreesboro, TN, this 5th day of September, 2017.

_____

Notary Public at Large

My Commission Expires: 6/19/2021

4/15/21

TABITHA J. KING
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY