WARRANTY DEED

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-39480

TONJA BARRON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF ~~Wilson~~ Williamson T.B.

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $276,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of September, 2017.

Notary Public

MY COMMISSION EXPIRES: ~~May 17, 2021~~ 10/31/2020

(AFFIX SEAL)

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
Linda S. Hollingsworth	US Community Credit Union	096 02 0A 010.00
(NAME)	(NAME)	
818 Cedarstone Way	2618 Old Lebanon Road	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Nashville, TN 37214	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Bill Garrett Davidson County
Batch# 544 **DEEDWARR**
09/13/2017 11:43:24 AM 2 pgs
Fees: $13.00 Taxes: $1,023.05

20170913-0093568

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, I, **William L. Manley, a married man**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Linda S. Hollingsworth, an unmarried woman** , hereinafter called the GRANTEE(S), her 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. 10, as shown on the plan of The Bluffs of Cedarstone, a Horizontal Property Regime, established by the Master Deed of record in Instrument No. 20070625-0075380 as amended in Instrument No: 20070720-0086753, Instrument No. 20120905-0080134 and Instrument No. 20160208-0011939, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to William L. Manley, unmarried by Warranty Deed from Donelson Cedarstone Associates, II, L.P., dated 10/26/2007, recorded 10/29/2007 of record in Instrument No. 20071029-0127242, in the Register's Office for Davidson County, Tennessee. William L. Manley having since married.

This property was never the marital residence for the Grantor or his spouse.

Subject to the following: Taxes for the year 2017 and subsequent years, a lien not yet due and payable; Covenants, conditions, easements and restrictions of record in Instrument No. 20070625-0075380, Amendment No. 1 to Master Deed of record in Instrument No. 20070720-0086753, Second Amendment to the Master Deed of record in Instrument No. 20120905-0080134, Third Amendment to the Master Deed of record in Instrument No. 20160208-0011939, in the Register's Office for Davidson County, Tennessee; Easement of record in Book 1558, Page 358, in the Register's Office for Davidson County, Tennessee; Warranty Deed of Flowage Easement of record in Book 2274, Page 528, in the Register's Office for Davidson County, Tennessee; Easement contained in Warranty Deed of record in Book 3499, Page 531, in the Register's Office for Davidson County, Tennessee; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4797, Page 942, Book 4872, Page 49, Book 4872, Page 55 Book 9781, Page 299 and Book 5223, Page 479, in the Register's Office for Davidson County, Tennessee; Easement contained in Warranty Deed of record in Book 5335, Page 135,

in the Register's Office for Davidson County, Tennessee; Agreement for Dedication of Easement Water Mains and Appurtenances of record in Book 9781, Page 307 and Book 9781, Page 303, in the Register's Office for Davidson County, Tennessee; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances of record in Instrument No. 20060407-0040205 and Instrument No. 20060815-0100309 and Instrument No. 20061122-0144864, in the Register's Office for Davidson County, Tennessee; Declaration of Reciprocal Easements of record in Instrument No. 20061006-0124722, in the Register's Office for Davidson County, Tennessee; Stormwater Detention Agreement of record in Instrument No. 20060406-0039502 and Instrument No. 20060815-0100303, in the Register's Office for Davidson County, Tennessee; Charter of The Bluffs of Cedarstone Homeowners' Association, Inc., of record in Instrument No: 20060929-0121057, in the Register's Office for Davidson County, Tennessee; Plat of record in Instrument No. 20060407-0040430, 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 818 Cedarstone Way, Nashville, TN 37214

(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), her 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), her 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 11th day of September, 2017.

William L. Manley

State of Tennessee
County of Wilson

Personally appeared before me William L. Manley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 11th day of September, 2017.

Notary Public Tracey Trumphour - MJ
My Commission Expires: May 17, 2021

TRACEY TRUMPHOUR
STATE OF TENNEESSEE NOTARY PUBLIC
WILSON COUNTY

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

File No.: 01288-39480s
SMG TN Warranty Deed