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

File Number: 1709430

Bill Garrett Davidson County
Batch# 8594 DEEDWARR
10/04/2017 03:27:22 PM 2 pgs
Fees: $13.00 Taxes: $869.50

20171004-0101990

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater for this transfer is $235,000.00.

Peggy J. Brewington
Affiant

Subscribed and sworn to before me, this 2nd day of October, 2017.

Notary Public
My Commission Expires: 6/19/2021

MICHEAL A JONES
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF RUTHERFORD

Warranty Deed

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Number:
Zoa Ann Manners	United Wholesale Mortgage	064-120C-208.00
208 Lexington Way	1414 E Maple Rd	
Hermitage, TN 37076	Troy, MI 48083	

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, Peggy J. Brewington, an unmarried person, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Zoa A. Manners, a single woman, 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 Building Envelope No. 208, on the Plan of Lexington, Phase 2, a Planned Unit Development of record in Book 6250, Page 341, Register's Office for Davidson County, Tennessee, to which plan refernce is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Peggy J. Brewington, an unmarried person, by Warranty Deed, from Susan C. McMinn, now known as Susan C. Maddux, dated April 25, 1994, of record in Book 9323, Page 848, 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 208 Lexington Way, Hermitage, TN 37076.

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.

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~~ 2nd day of October, 2017.

Peggy J. Brewington

Peggy J. Brewington

State of Tennessee
County of ~~Davidson~~ ~~RUTHERFORD~~
Davidson RUTH

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Peggy J. Brewington with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at ~~Murfreesboro~~ Smyrna, TN, this 2nd day of October, 2017.

MICHELLE JONES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Notary Public at Large
My Commission Expires: 6/14/2021