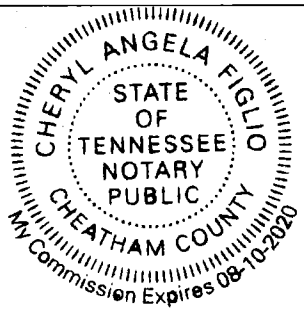
Bill Garrett Davidson County
Batch# 37443 DEEDWARR
12/15/2017 02:41:30 PM 2 pgs
Fees: $13.00 Taxes: $1,332.00
20171215-0128140

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $360,000.00.

Affiant

Subscribed and sworn to before me, this the 4th day of December, 2017.

Notary Public

My commission expires: 8/10/2020

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Malek Yafai	Everett Financial DBA Supreme Lending	
1116 Wildwind Court	14810 Quorum Drive, Suite 300	114-07-0B-106.00-CO
Nashville, TN 37209	Dallas, TX 75254	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **MICHAEL RYAN MANNING AND STEPHANIE MANNING, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MALEK YAFAI, A MARRIED MAN,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND 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 Lot No. 94 on the Plan of Section Four, Westchase, R20 Residential P.U.D. of record in Plat at Instrument No. 20040204-0013784, 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 Ryan Manning and Stephanie Manning, husband and wife by Warranty Deed from Rich K. Germano, Jr. and Lisa F. Germano, husband and wife of record in Instrument No. 20150304-0018767 Register's Office for Davidson County, Tennessee, dated March 02, 2015 and recorded on March 04, 2015.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 1116 Wildwind Court, Nashville, TN 37209.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 4th day of December, 2017.

Michael Ryan Manning

Stephanie Manning

STATE OF NORTH CAROLINA
COUNTY OF Mecklenburg

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Michael Ryan Manning and Stephanie Manning, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 4th day of December, 2017.

Notary Public

My Commission Expires: 10/31/22

ZACHARY EVERHART NOTARY PUBLIC MECKLENBURG CO., NC

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 2/6/19
Notary' Seal (If on paper)

PATRICIA HAGGARD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 02-06-2019