WARRANTY DEED

Bill Garrett Davidson County
Batch# 106441 DEEDWARR
06/19/2018 11:41:17 AM 2 pgs
Fees: $13.00 Taxes: $887.63

20180619-0058901

R-WG-18-709

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $239,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF JUNE, 2018.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Donna Marie Tees and Christopher Lewis Tees	**Wyndham Capital Mortgage, Inc.**	
(NAME)	(NAME)	**108-08-0-287.00**
709 Sandburg Place	**6115 Park South Drive, Suite 200**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	**Charlotte, NC 28210**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **STEVEN W. MANSKAR AND GINA M. MANSKAR, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DONNA MARIE TEES AND CHRISTOPHER LEWIS TEES, WIFE AND HUSBAND,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 61 on the Plan of Reelfoot, Section Three of record in Plat Book 6250, Page (s) 167 and 168, 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 Steven W. Manskar and wife, Gina M. Manskar by Warranty Deed from Mark S. Manskar and wife, Carlena Spencer of record in Book 11547, Page 940, Register's Office for Davidson County, Tennessee, dated June 29, 1999 and recorded on June 29, 1999.

This conveyance is subject to:
- Taxes for the year 2018 and subsequent years.
- Plan of record in Plat Book 6250, Page (s) 167 and 168, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 6612, Page 610 and Book 6177, Page 105, in the Register's Office for Davidson County, Tennessee.
- Deed of Conveyance of record in Book 7322, Page 363 and Book 7322, Page 376, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 11547, Page 940, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is improved property known as: **709 Sandburg Place, Nashville, Tennessee 37214**.

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), their heirs and 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), 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/our hand(s) this the 14th DAY OF JUNE, 2018.

Steven W. Manskar by [signature] AS ATTORNEY IN FACT
Steven W. Manskar by Nathan Keith as Attorney in Fact

Gina M. Manskar by [signature] AS ATTORNEY IN FACT
Gina M. Manskar by Nathan Keith as Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NATHAN KEITH, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of STEVEN W. MANSKAR AND GINA M. MANSKAR, and who acknowledged he/she/they executed the same as the free act and deed of the said STEVEN W. MANSKAR AND GINA M. MANSKAR.

Witness my hand and official seal, this the 14th of June, 2018.

[signature]
Notary Public
My Commission Expires: 7/5/21
(SEAL)

REGINA BLATT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212