WARRANTY DEED

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $279,900.00

Debbie A. Madways
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE .

Tracey Trumphour
Notary Public

MY COMMISSION EXPIRES: 5.17.21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Robertson Manning	Capstar Bank d/b/a Farmington Mortgage	161-10-0A-196.00
(NAME)	(NAME)	
5104 Village Way	2002 Richard Jones Road, Suite 300A	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Y Johnson Davidson County
Batch# 147871 DEEDWARR
10/02/2018 09:55:50 AM 2 pgs
Fees: $13.00 Taxes: $1,035.63

20181002-0097551

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/we Annette M. Walters and Shawn P. Walters, wife and husband, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Robertson Manning and Leann Manning , husband and wife, hereinafter called the GRANTEE(S), his/her/their 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. 301 on the Plan of Villages of Brentwood, Phase Three, a Planned Unit Development, of record in Plat Book 6250, Page 918, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Annette M. Walters and Shawn P. Walters, wife and husband by Warranty Deed from Sayed Kamal and Khalid Kamal, dated June 13, 2016 and recorded June 15, 2016 of record in Instrument No. 20160615-0060607, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the plat of record in Plat Book 6250, Page 918; Covenants, conditions, restrictions and easements, if any, recorded as Book 6143, Page 11, Second Amendment to Declaration of record in Book 6852, Page 497 and Book 8507, Page 831, in the Register's Office for Davidson County, Tennessee, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin. Grant of Transmission Line Easement of record in Book 2335, Page 221, Book 2338, Page 222 and Book 2338, Page 226; Easement contained in Order of Possession of record in Instrument No. 20130419-0039360; Easement Agreement of record in Book 5753, Page 913; Easement contained in Consent Judgment and Final Decree of record in Instrument No. 20160923-0100757; and Charter contained in Articles of Incorporation of Villages of Brentwood Homeowners Association of record in Book 6158, Page 352, all of record 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 ☒ 5104 Village Way, Nashville, TN 37211

(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), his/her/their 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), his/her/their 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 our hands this 27th day of September, 2018.

Annette M. Walters

Annette M. Walters

Shawn P. Walters

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Annette M. Walters and Shawn P. Walters the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 27th day of September, 2018.

Notary Public
My Commission Expires: 5-17-21

MARILYN C. NEWMAN
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF WILSON

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