WARRANTY DEED

BOOK 11555 PAGE 598

SHELLY A. GARDNER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires MAY 28, 2002

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF JUNE, 1999.

Notary Public

MY COMMISSION EXPIRES:.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jodi E. Jenkins	AmSouth Bank	73-1-18
(NAME) 1927 Riverwood Drive	(NAME) P.O. Box 25314	
(ADDRESS) Nashville, TN 37216	(ADDRESS) Santa Ana, CA 92799-5314	15DZ36270
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Warren J. Manwill and wife, Linda Manwill and Tanya K. Manwill, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jodi E. Jenkins, unmarried Harold E. Jenkins and wife, Sandra V. Jenkins, HEREINAFTER CALLED THE GRANTEES, 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. 22 of Block "G" on the plan of Country Club Estates, of record in Book 843, Page 95, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Warren J. Manwill and wife, Linda Manwill and Tanya K. Manwill by deed from Associates Financial Services Company of Tennessee, Inc. of record in Book 8173, Page 436 Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐
This is improved ☒ property, known as 1927 Riverwood Drive, Nashville, TN 37216
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 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/our hand(s) this 30th day of June, 1999.

Tanya K. Manwill by Ava Mire her Attorney in Fact

Warren J. Manwill by Ava Mire his Attorney in Fact

Linda Manwill by Ava Mire her Attorney in Fact

0607161

IDENTIF. & REFERENCE

99 JUL -2 AM 10:24

BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.

RECORDING FEE 20.00

455.00

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Ava Mire with whom I am personally acquainted and who, upon her oath, acknowledged herself to be the Attorney in Fact for the within named Warren J. Manwill and wife, Linda Manwill and Tanya K. Manwill, and being authorized to act on behalf of the said persons she executed the foregoing instrument as their free act and for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 30th day of June, 1999.

Commission expires:

Shelly A Gardner

Notary Public

SHELLY A. GARDNER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 26, 2002

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11555 PAGE 600

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

0607161
IDENTIF. # REFERENCE

99 JUL -2 AM 10:24

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	120000.00
CON TX	444.00
PRFEE	1.00
MDEED	8.00
CFEE	2.00
TOTAL	455.00
CHECK	455.00

07/02/99 01 10:26 0001 7600

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1486024