14-1

WARRANTY DEED

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$95,400.00**

Blake Thomas
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **12TH DAY OF AUGUST, 1999.**

Notary Public

MY COMMISSION EXPIRES: 5/27/01
(AFFIX SEAL)

JOHN T. COOK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

BOOK 11620 PAGE 602

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Blake Thomas	**First American National Bank**	**150-10-57**
(NAME) **3005 Towne Valley Road**	(NAME) **First American Center**	
(ADDRESS) **Antioch, TN 37013**	(ADDRESS) **Nashville, TN 37209**	
(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, KEVIN W. MANN AND MELISSA MANN, HUSBAND AND WIFE, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO BLAKE THOMAS, UNMARRIED, 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. 238 on the Plan of Towne Village of the Country Section Three of record in Plat Book 5200, Pages 268 and 269, Register's Office for said County, to which reference is made for a more complete description.

Melissa Mann executes this document, with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property.

Being the same property conveyed to Kevin W. Mann by deed of record in Book 9298, Page 992, Register's Office for Davidson County, Tennessee.

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

This instrument is executed on behalf of Kevin Mann and Melissa Mann by Carolyn Adcock as their Attorney-In-Fact pursuant to recorded Power of Attorney of record in Book 11620, Page 601, in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as **3005 Towne Valley Road, Antioch, TN 37013**

(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 12th day of August, 1999.

BOOK 11620 PAGE 603

Kevin W Mann by Carolyn Adcock attorney in fact
Kevin W. Mann

Melissa Mann by Carolyn Adcock attorney in fact
Melissa Mann

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 12th day of August, 1999 before me personally appeared Carolyn Adcock, the person who executed the foregoing instrument on behalf of Kevin Mann and Melissa Mann, and acknowledged that she executed the same as the free act and deed of the said Kevin Mann and Melissa Mann, through Power of Attorney granted her, by the said Kevin Mann and Melissa Mann.

Kimberly R Parker
Notary Public

Commission Expires:

2-18-01

KIMBERLY H. [illegible]
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, [illegible]

06246663

RECORDED & REFERENCE

99 AUG 16 PM 12:45

REGISTER
DAVIDSON COUNTY, TN.

525.00 CHECK 1101 08/16/99

Property of Title Source, Inc.
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The information contained herein is not guaranteed.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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

BOOK 11620 PAGE 604

06246663

IDENTIF. & REFERENCE

99 AUG 16 PM 12:46

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	95400.00
CON TX	352.98
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	363.98
CHECK	363.98

08/16/99 01 12:46 0001 6456

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1506708