WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $481,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF FEBRUARY, 2003.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hallmark Title Company, 1000 Northchase Drive, Suite 100, Goodlettsville, TN 370

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP NUMBERS
David J. Mahanes Jr.	Raymond James Bank, FSB	10
(NAME)	(NAME)	
424 Prestwick Court	710 Carolin Parkway	045.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	St. Petersburg, FL 33716	
(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, John A. Lee, Jr. and wife, Deborah Sue Lee, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David J. Mahanes Jr. and wife, Dorothy R. Mahanes, 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:

SEE ATTACHED EXHIBIT A

unimproved ☐

This is improved ☒ property, known as 424 Prestwick Court, Nashville, TN 37205
(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 hand this 27th day of February, 2003.

John A. Lee Jr.

Deborah Sue Lee

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 John A. Lee, Jr. and wife, Deborah Sue Lee, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee this 27th day of February, 2003.

Commission expires:

STEVEN G. WATERS NOTARY PUBLIC AT LARGE DAVIDSON CO. TENNESSEE My Commission Expires June 24, 2004

Notary Public

Davidson County DEEDWARR
Recvd: 02/27/03 13:53 2pgs
Fees:13.00 Taxes:1779.70

20030227-0026219

EXHIBIT A

LAND in Davidson County, Tennessee, being Lot No. 20 on the Revised Final Plat of Whitworth, Phase 3, Section 2, of record in Plat Book 7900, page 969, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to John A. Lee, Jr. by deed from Becky S. Anderson, unmarried of record in Instrument No. 20020212-0018350, Register's Office, Davidson County, Tennessee.

Deborah Sue Lee herein joins to convey any and all right and interest she may have; especially her marital rights.

Restrictions of record in Book 9567, page 185, Book 9567, page 216, Book 9567, page 259 and in Book 9567, page 301, said Register's Office.

Deed of Easement in Book 9567, page 691, said Register's Office.

Sewer Easement in Book 3467, page 204, said Register's Office.

Charter for Homeowners Association in Book 2937, pages 2931-2944, said Register's Office.

Any and all matters shown on the plan of record in Plat Book 7900, page 969 and in Plat Book 6900, pages 840 and 841, said Register's Office.