WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $108,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF OCTOBER, 2004.

Notary Public

MY COMMISSION EXPIRES: 4/6/06

(AFFIX SEAL)

JACK CASE WILSON NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC
7100 Executive Center Drive
Ste. 150
Brentwood, Tennessee 37027

Davidson County DEEDWARR
Recvd: 11/10/04 13:30 2pgs
Fees:13.00 Taxes:399.60
20041110-0135641

B-4301

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Milton Wardlow	Milton Wardlow	149-11A-55.00 CO
(NAME) 1401 Rice Hill Circle	(NAME) 1401 Rice Hill Circle	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Antioch, TN 37013	
(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, Tammy M. McManus and husband, Bryan Lee McManus, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Milton Wardlow, a Married Person, 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:

Being Lot No. 55 on the plan of Phase 3, Rice Hill, of record in Plat Book 6900, Page 292, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Tammy M. McManus and husband, Bryan Lee McManus by Warranty Deed from James L. Hayes, unmarried, dated March 27, 1995, of record in Book 9631, Page 307, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 1401 Rice Hill Circle, 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 our hands this 8th day of October, 2004.

Tammy M. McManus

Bryan Lee McManus

STATE OF ~~TENNESSEE~~ West Virginia
COUNTY OF ~~WILLIAMSON~~ Raleigh

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Tammy M. McManus and husband, Bryan Lee McManus the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at ~~Brentwood, Tennessee~~ this 8th day of October, 2004.

Commission Expires: April 1, 2014

Jaime L. Metrick
Notary

OFFICIAL SEAL
Notary Public, State Of West Virginia
JAIME L. METRICK
220 Murray St.
Beckley, WV 25801
My Commission Expires April 1, 2014

RETURN TO:

Jack Cas[illegible] Title Associates, LLC
7100 [illegible] Center Drive
Ste. 1[illegible]
Brentw[illegible] ee 37027

Jack Case Wilson Title Assoc.
7100 Executive Center Dr., #150
Brentwood, TN 37027