File No. 70324

WARRANTY DEED

SCOTT D. WEISS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $570,000.00

Cat Garner
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF MAY, 2007.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James R. Gilchrist	JP Morgan Chase Bank, NA	064 02 0 077.00
(NAME)	(NAME)	
425 Rolling Mill Road	700 Kansas Lane	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Monroe, LA 71203-4774	
(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, Steven L. Mann and wife, Janene Mann, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James R. Gilchrist and wife, Janet D. Gilchrist, 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. 217 on the Plan of Brandywine Farms, Section XII, of record in Book 4660, Page 51, Register's Office for said County, to which reference is here made for a more complete description of said lot.

TOGETHER with a permanent easement and/or right-of-way conveyed to Steven L. Mann by deed from Gilbert A. Drake and wife, Janet G. Drake of record in Book 9108, Page 667, Register's Office for Davidson County, Tennessee, being more particularly described as follows:

Beginning at a concrete monument located at the northeasterly corner of Lot 216 on the plan of Brandywine Farms, Section 12, of record in Book 4660, page 51, Register's Office for Davidson County, Tennessee; thence with the line between lots 216 and 217 South 32° 02' 02" West 123.63 feet to a point; thence leaving said line North 63° 34' 46" West 9.52 feet to a point; thence South 26° 25' 14" West 96.89 feet to a point in the line between lots 216 and 217; thence with said line North 32° 02' 02" East to the point of beginning.

Being the same property conveyed to Steven L. Mann and wife, Carol E. Mann by deed from Jimmy Morris Stinson and wife, Mary Jane Stinson, dated August 30, 1989 and recorded on August 31, 1989 in Record Book 7927, page 542, Register's Office, Davidson County, Tennessee. The said Carol E. Mann died on November 27, 1991, leaving Steven L. Mann as the surviving tenant by the entirety.

Janene Mann herein joins to convey any and all right and interest she may have; especially her marital rights.

Subject to an easement of record in Book 9108, page 667, said Register's Office.

Subject to restrictions of record in Book 3816, page 544, Book 3843, page 951, Book 3886, page 720 and Book 4728, page 568, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 425 Rolling Mill Road, Old Hickory, TN 37138

(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.

Davidson County DEEDWARR
Recvd: 05/18/07 10:24 2 pgs
Fees:13.00 Taxes:2109.00
20070518-0059520

File No. 70324
Witness my hand this 16th day of May, 2007.

Steven L. Mann

Janene Mann

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 Steven L. Mann and wife, Janene Mann, 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 this 16th day of May, 2007.

Commission expires:

11-22-08

Notary Public

MIGNON SMELSER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Exp Nov 22 2008