File No. 270601779

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $167,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF AUGUST, 2007.

Notary Public

MY COMMISSION EXPIRES: 8/16/09

(AFFIX SEAL)

CONNIE BEARD NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

Davidson County DEEDWARR
Recvd: 08/24/07 11:45 2 pgs
Fees:13.00 Taxes:617.90

20070824-0101556

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
695 President Place, Suite 202
Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeffery Manlove	JP Morgan Chase Bank, N.A.	150.03-0-392.00
(NAME) 913 Kalvesta Court	(NAME) Freedom Square II, Suite 260	
(ADDRESS) Antioch, TN , 37013	(ADDRESS) Independence, OH 44131	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **William J. Smith and wife, Pamela L. Smith**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jeffery Manlove and Lori Manlove, husband and wife**, HEREINAFTER CALLED THE GRANTEE(S), 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. 358, Section Eight, 2nd Revision, THE COUNTRY, as shown by plat of record in Plat Book 6250, Page 912-913, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to William J. Smith and wife, Pamela L. Smith by Warranty Deed from Randall Phillips Builders, Inc., dated November 25, 1986 of record in Book 7054, page 607, Register's Office for said County.

Subject to all matters as set forth per Plat Book 6250, Page 912-913, Register's Office of said County.

Sewer Easement as shown of record in Book 7477, Page 749, Register's Office for said County.

Water Easement as shown of record in Book 7477, Page 777, Register's Office for said County.

Restrictive Covenants of record in Book 6764, Page 735, Register's Office of said County.

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

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 913 Kalvesta Court, Antioch, TN
(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 GRANTEE(S), THEIR heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hands this 10th day of August, 2007.

William J. Smith

Pamela L. Smith

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named William J. Smith and wife, Pamela L. Smith the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 10th day of August, 2007.

Commission expires: 8/14/09

Notary Public

CONNIE BEARD STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

File Number: 270601779

RETURN TO:

Cumberland Title

695 President Place, Suite 202

Smyrna, TN 37167