File No. 270800707

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/31/07 10:02 2 pgs
Fees:13.00 Taxes:407.00
20070831-0104839

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00

Pamela Smith
Affiant

CONNIE BEARD STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF AUGUST, 2007.

Connie Beard
Notary Public

MY COMMISSION EXPIRES: 8/16/09
(AFFIX SEAL)

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
William J. Smith	Suntrust Mortgage, Inc.	150-03-0-162.00
(NAME)	(NAME)	
3570 Gondola Dr.	350 N. Lake Destiny Road	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Maitland, FL 32751	
(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, I, **Lori B. Smith n/k/a Lori B. Manlove,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **William J. Smith, Married**, HEREINAFTER CALLED THE GRANTEE(S), HIS 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 all of Lot No. 43A, on the Plan of Chelsea of Priest Lake, Section 1-B, Zone Lot Division of Lots 43-47, as shown by plat appearing of record in Book 6250, Page 264, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

*now married and known as Lori B. Manlove

Being the same property conveyed to Lori B. Smith, unmarried* by Warranty Deed dated August 28, 2001 of record in Instrument No. 20010904-0095488, Register's Office for Davidson County, Tennessee.

Real property taxes for the year 2007 and thereafter, a lien not yet due and payable.

All matters shown on the plan of record in Book 6250, Page 264, Register's Office for Davidson County, Tennessee.

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

~~Jeffery~~ Jeffrey Manlove joins in this conveyance to convey any and all rights he may have in this property.

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 3570 Gondola Dr., 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 GRANTEE(S), HIS 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), HIS 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 24th day of August, 2007.

Lori B. Manlove
Lori B. Manlove

Jeffrey Manlove by Lori Manlove atty. in fact
~~Jeffery~~ Manlove
Jeffrey

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 Lori B. Manlove ~~and Jeffery Manlove~~ 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 24th day of August, 2007.

Commission expires: 8/14/09

Connie Beard
Notary Public

CONNIE BEARD
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

File Number: 270800707

RETURN TO:
Cumberland Title
695 President Place, Suite 202
Smyrna, TN 37167

STATE OF Tennessee
COUNTY OF Rutherford

*20070831010468

On this the 24th day of August, 2007, before me personally appeared Lori Manlove, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Jeffrey Manlove, and who acknowledged that Lori Manlove executed the same as the free act and deed of the said Jeffrey Manlove by virtue of that Power of Attorney, duly executed by the said Jeffrey Manlove and appearing of record in Record Book *, Page _____, of Register's Office of Davidson County, Tennessee.

Witness my hand and official seal at Smyrna, Tennessee, this 24th day of August, 2007.

My Commission Expires: 8/14/09

Connie Beard
Notary Public

CONNIE BEARD
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY