BILL GARRETT, Davidson County
Trans:T20130032340 DEEDWARR
Recvd: 04/19/13 10:59 2 pgs
Fees:13.00 Taxes:62.90

20130419-0039129

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $17,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF APRIL, 2013.

Notary Public

MY COMMISSION EXPIRES: 08/23/2016 (AFFIX SEAL)

File No.: ALW-13-2410

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Enfield Properties, LLC	NEW OWNER	92-7-1.00
(NAME)	(NAME)	
7340 Cockrill Bend Blvd		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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/WE, **ESTELLE J. MANLOVE, AN UNMARRIED WOMAN (WIDOW)**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **ENFIELD PROPERTIES, LLC**, hereinafter called the Grantee(s), their heirs and assigns, that 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. 294, BLOCK 16, MAP OF THE SUBDIVISION OF HEFFERNAN PLACE, as shown on plat of record in Plat Book 161, Page 138, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Charles H. Manlove and wife, Estelle J. Manlove by Warranty Deed from David S. Bubis and wife, Hattye Bubis, dated October 29, 1949, of record in Deed Book 1763, Page 161, in the Register's Office of Davidson County, Tennessee. Charles H. Manlove having died on May 27, 1989.

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 and/or plat of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 2410 Morena Street, Nashville, TN 37208
(House Number) (Street) (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 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 hand this 18th day of April, 2013.

Estelle J. Manlove

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Estelle J. Manlove, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 18th day of April, 2013.

Notary Public
My Commission Expires: 10/18/16



RETURN TO:

Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203
(615)515-7171