BILL GARRETT, Davidson County
Trans:T20130033099 DEEDWARR
Recvd: 04/23/13 09:53 2 pgs
Fees:13.00 Taxes:466.20
20130423-0040115

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Jeremy Lyell
5084 Bell Road
Hermitage, TN. 37076

MORTGAGEE
First Freedom Bank
12888 Lebanon Road
Mt. Juliet, TN 37122

SEND TAX BILLS
Owner

MAP-PARCEL:
MAP 084-16-0
PARCEL 167.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Marvin C. Manson and wife, Vicki C. Manson,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Jeremy Lyell,** 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 the 3rd Civil District of Davidson County, Tennessee, being the southerly 50 feet of Lot No. 21 on the Map of Donelson Heights Subdivision, unrecorded, and described according to a survey by John D. McCormick, Registered Land Surveyor, dated November 13, 1978 as follows, to wit:

Said southerly 50 feet of Lot No. 21 fronts 50 feet on the west side of Shady Grove Road and extends back between parallel lines 200 feet to a line in the rear, measuring 50 feet thereon.

Being the same property conveyed to Marvin C. Manson and Vicki C. Manson, husband and wife, by deed from Garry Green, dated September 27, 2006, filed for record in Instrument No. 20060929-0120473, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including easements, covenants conditions and all matters and notes as shown of record in the Register's Office of Davidson County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantee.

This is improved property known as: **211 Shady Grove Road Nashville, TN 37214.**

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 15th day of April, 2013.

Marvin C. Manson

Vicki C. Manson

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Marvin C. Manson and wife, Vicki C. Manson, 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 this 15th day of April, 2013.

NOTARY PUBLIC

DEAN ROBINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 1.5.16

STATE OF Tennessee
COUNTY OF Wilson

The actual consideration or value, whichever is greater for this transfer is $126,000.00.

AFFIANT

Subscribed and sworn to before me this 15th day of April, 2013.

NOTARY PUBLIC

DEAN ROBINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 1.5.16