BILL GARRETT, Davidson County
Trans:T20130072968 DEEDWARR
Recvd: 08/23/13 09:49 2 pgs
Fees:13.00 Taxes:851.00
20130823-0089024

ADDRESS NEW OWNER:	{ SEND TAX BILL TO:	}MAP-
{Susan Anders and	{ New Owner	} File # 14489 }
{Thomas W. Manche	{	} Map and Parcel }
{735 Rodney Drive	{	} 061-8-0 034.00 }
{Nashville, TN 37205	{	} }
{This instrument prepared by: Robert J. Notestine III, Attorney at Law, 109 Kenner		}
{Avenue, Suite 201, Nashville, Tennessee 37205.		}

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Randall Steven Warf and Cynthia Jean Baldwin f/k/a/ Cynthia Jean Warf, Heirs at law of Bettie Jean Warf, deceased** (The "Grantors") have bargained and sold, and by these presents do transfer and convey **Thomas W. Manche and wife, Susan Anders** (The "Grantees"), its successors and/or assigns certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 23 on the Plan of Mrs. McGaughey's Subdivision of part of Tract No. 3 of A. J. McGaughey's Second Subdivision, not of record, described according to a survey made by L.D. Justice, Surveyor, July 1, 1944, as follows:

Beginning at a point of the Easterly margin of Tanglewood Drive, at the corner of Lots Nos. 22 and 23; thence with the line between said lots Easterly 295 feet to a point thence Southerly 83 feet to the corner of Lots Nos. 23 and 24; thence with the line between said lots Westerly 275 feet to the East Margin of Tanglewood Drive; thence with the margin of the same Northerly 100 feet to the beginning.

Being the same property conveyed to J.W. Warf and Bettie Jean Warf of record in Deed Book 1713, Page 380, Register's Office Davidson County, Tennessee. J.W. Warf has since died and title vested to Bettie Jean Warf as the sole surviving heir by the entirety. Bettie Jean Warf has since died and title is vested in the Grantors herein by operation of law. An Affidavit of Heirship reflecting to the vesting of title in the Grantors is of record in Instrument 20130705-0069790, Register's Office of Davidson County, Tennessee.

This subject real property is commonly known as **4710 Tanglewood Drive, Nashville, TN 37216.**
This conveyance is subject to the following:

1. Taxes for the year 2013 and subsequent years.
2. Plan of Mrs. McGaughey's Subdivision, of part of Tract No. 3 of A.J. McGaughey's Second Subdivision and all matters shown thereof.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $230,000.00.

Affiant

Subscribed and sworn to before me this 20th day of August, 2013.

Notary Public

My Commission Expires: May 8, 2017

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 8, 2017

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and

interests thereto belonging to the said Grantees, their heirs and/or assigns, forever.

And Grantors do covenant with the said Grantees that the Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantors do further covenant and bind themselves, their heirs and/or assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and/or assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 20th day of August, 2013.

Randall Steven Warf
Heir at Law of Bettie Jean Warf,
deceased

Cynthia Jean Baldwin f/k/a Cynthia Jean Warf
Heir at Law of Bettie Jean Warf,
deceased

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned a Notary Public, in and for the County and State, the within named Randall Steven Warf and Cynthia Jean Baldwin f/k/a Cynthia Jean Warf, Heirs at Law of Bettie Jean Warf, deceased, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath acknowledged that he/she executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 20th day of August, 2013.

Notary Public

My Commission Expires:_____

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 8, 2017