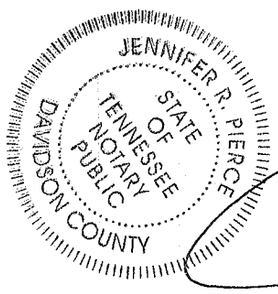
WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/01/14 07:59 2 pgs
Fees:13.00 Taxes:407.00
20140801-0068658



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $ 110,000.00.

Lee Ann Maloney
Affiant

Subscribed and sworn to before me this 31st day of July, 2014.

Notary Public
My Commission expires: 11-6-17
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
The 4104 Manning Hollow Road Trust	SAME	112-00-0-069.00
P.O. Box 160772		
Nashville, TN 37216	,	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Gilda Heatwole**, unmarried, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Andy Maloney, as Trustee for The 4104 Manning Hollow Road Trust**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in the 9th, formerly 14th Civil District of Davidson County, Tennessee, being Tract No. 6 in Travis & Lewis Land Company's Subdivision of Small Farms, not of record, and described according to a copy of a survey made by John M. Syllivan, Engineer, dated May 11, 1957, as follows: Said Tract No. 6 begins at an iron pin in the northerly margin of Manning Hollow Road, the northwesterly corner of the tract herein described and the northeasterly corner of Tract No. 5; thence with the line between Tracts 5 and 6, South 4 degrees 02 minutes West 1100 feet, more or less, to an iron pin, the southwesterly corner of subject tract and the southeasterly corner of Tract No. 5 thence Tract No. 6 and the southwesterly corner of Tract No. 7; thence with the line between Tracts Nos. 6 and 7, North 4 degrees 02 minutes East 1110 feet to an iron pin in the southerly margin of Manning Hollow Road, the northeast corner of Tract No. 6 and the northwesterly corner of Tract No. 7; thence with the southerly margin of said road, northwesterly 280.8 feet to the point of beginning, containing 4.9 acres, more or less.

Being the same property conveyed to James Heatwole and wife, Gilda Heatwole, by deed from Jeffrey Scott Heatwole, on December 20, 1991, of record in Book 8535, page 107, Register's Office for Davidson County, Tennessee. The said James Heatwole having died leaving proeprty to Gilda Heatwole by right of survivorship.

The property is subject to any and all existing easements and restrictions as shown of record.

This is improved property known as: **4104 Manning Hollow Road, Pegram, TN 37143**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 July 30, 2014.

Gilda Heatwole
Gilda Heatwole

STATE OF OHIO
COUNTY OF Cuyahoga

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Gilda Heatwole** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this July 30, 2014

My commission expires May 17, 2015

Joyce G. Lombardo
Notary Public



JOYCE GAYLE LOMBARDO
Notary Public, State of Ohio
Resident Summit County
My Commission Expires May 17, 2015

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 1-6-2015



NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
1-6-2015
STATE OF TENNESSEE