WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140089280 DEEDWARR
Recvd: 11/26/14 13:19 2 pgs
Fees:13.00 Taxes:2682.50
20141126-0109289

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $725,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF NOVEMBER, 2014.

Notary Public

MY COMMISSION EXPIRES: 9/10/18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
West End Title & Escrow, LLC, 2323 21st Avenue, S., Ste. 502, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Patrick and Kathleen Hitt	Same as new owner	130-03-0-075.00
(NAME) 621 Lynnwood Blvd.	(NAME)	
(ADDRESS) Nashville, TN 37205	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, SCOTT MANZLER AND SPOUSE, MIMI O. MANZLER, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO PATRICK L. HITT AND KATHLEEN O. HITT, HUSBAND AND WIFE, 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 Davidson County, Tennessee, being parts of Lots 150 and 152, as shown on the map entitled Royal Oaks Land Company's Subdivision of the Baker Tract, of record in Book 421, Pages 102 and 103, Register's Office for Davidson County, Tennessee.

Said parts of Lots Nos. 150 and 152 front together 125 feet (deed) 124.99 feet (field measure) on the westerly margin of Lynnwood Boulevard, and extend back 180 feet, more or less, (deed) 175.06 feet (field measure) on the southerly line and 192 feet, more or less, (deed) 196.07 feet (field measure) on the northerly line to a dead line in the rear measuring 120 feet, more or less, (deed) 122.59 (field measure).

Being the same property conveyed to SCOTT MANZLER AND SPOUSE, MIMI O. MANZLER, by deed from SAMUEL WALKER CHOPPIN, JR. AND SPOUSE, MARY HENRY CHOPPIN, of record in Book 9851, Page 182, dated October 31, 1995, said Register's Office.

TOGETHER with a permanent appurtenant easement described in an instrument of record in Book 9851, Page 177, said Register's Office.

This conveyance is subject to: 2015 property taxes which are a lien, but not yet due and payable; all matters as shown on the map entitled Royal Oaks Land Company's Subdivision of the Baker Tract, of record in Book 421, pages 102 and 103. Register's Office for said county; and any and all restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 621 Lynnwood Blvd., Nashville, TN 37205

(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 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 19th day of November, 2014.

Scott Manzler

By: [signature], attorney in fact

Scott Manzler
By: Paul F. Soper, attorney in fact

Mimi O. Manzler

By: [signature], attorney in fact

Mimi O. Manzler
By: Paul F. Soper, attorney in fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Paul F. Soper, 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 Scott Manzler and Mimi O. Manzler, as their duly appointed attorney in fact, and acknowledged that he executed the same as the free act and deed of the said Scott Manzler and Mimi O. Manzler.

Witness my hand and official seal at Nashville, this 19th day of November, 2014

[signature]
Notary Public

My Commission Expires:
11/6/17

TRICIA BALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.