BILL GARRETT, Davidson County
Trans:T20150052999 DEEDWARR
Recvd: 07/01/15 10:57 2 pgs
Fees:13.00 Taxes:538.35
20150701-0063613

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ Sumner
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $145,500.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 25th day of June, 2015.

NOTARY PUBLIC

My commission expires: SEP 2 0 2016

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

THIS INSTRUMENT PREPARED BY

Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Randal T. Rioux	PNC Mortgage	15006027600
(NAME)	(NAME)	
3181 Anderson Road	3232 Newmark Drive	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Miamisburg, OH 45342	

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Lenny Manning, Jr. and Margo V. Manning, husband and wife,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Randal T. Rioux**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lots No. 1, as shown on the final Plat-Resubdivision of the Reserved Area "B", 1st Revision to Stonebridge, of record as Instrument No. 20060323-0033143, in the Register's Office for Davidson County, Tennessee, as amended by Surveyor's Certificate of Correction of record in Instrument No. 20061116-0142499, in said Register's Office to which plat reference is made for a more complete and accurate description.

Being the same property conveyed to Lenny Manning, Jr., unmarried by deed from The Secretary of Housing and Urban Development, of Washington, D.C., of record in Instrument No. 20130501-0043905, Register's Office of Davidson County, Tennessee.

The said Margot V. Manning joins in this conveyance to waive any marital rights she has to said property.

2015 property taxes a lien, not yet due and payable.

This property is __unimproved _X_improved property known as: 3181 Anderson Road, Antioch, TN 37013

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), forever. I/We covenant with said GRANTEE(S) that I/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 set out herein. I/We do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE(S), his/hers/their successors 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.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 25th day of June, 2015.

Lenny Manning, Jr.

Margo V. Manning

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Lenny Manning Jr. and Margo V. Manning the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19th day of May, 2015.

Notary Public

My Commission Expires: 4/17/19

(SEAL)

TAMMY DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066