WARRANTY DEED

15-07-024-1

Davidson County DEEDWARR
Recvd: 09/03/15 14:16 2 pgs
Fees:13.00 Taxes:989.75
20150903-0090065

State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $267,500.00.

Gail M. Cate
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 2nd day of September, 2015

Notary Public

My Commission Expires: 07/02/18 (AFFIX SEAL)

SCOTT D. WEISS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 1900 Church Street, Ste. 301, Nashville, TN 37203

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
Gail M. Cate	*Same as New Owner*	160-15-0A
(NAME) 242 Hearthstone Manor Lane	(NAME)	45.00CO
(ADDRESS) Brentwood, TN 37027	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Jesselyn R. Mann, a Single Woman**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Gail M. Cate, a Single Woman**, hereinafter called the Grantee(s), their 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 Unit No. 45 on the Condominium Site Plan of Hearthstone Manor, Phase IV, as of record in Book 6250, Page 990 and amended in Book 6200, Page 642, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate legal description thereof.

Being all the same property conveyed to Jesselyn R. Mann, unmarried by deed from Charles Akersloot III, unmarried, of record in Instrument No. 20000731-0075285, said Register's Office.

THIS conveyance is subject to Declaration of Covenants, Conditions, and Restrictions, of Hearthstone Manor, Phase IV, of record in Book 6424, Page 839, Register's Office for Davidson County, Tennessee; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

BEING unimproved ☐
Improved ☒ property known as: **242 Hearthstone Manor Lane, Brentwood, TN, 37027.**

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 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.

WITNESS WHEREOF, my hand, this 2nd day of September, 2015.

Jesselyn R Mann

Jesselyn R. Mann

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jesselyn R. Mann, a Single Woman**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 2nd day of September, 2015.

My Commission Expires: 07/02/18

Notary Public

SCOTT D. WEISS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, the undersigned, 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.

Scott Weiss

CECILIA M. HENSLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state, Scott Weiss who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: ~~07/02/18~~ 4/19/19

Cecilia M. Hensley

Notary Public