WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150108146 DEEDWARR
Recvd: 12/22/15 13:57 2 pgs
Fees:13.00 Taxes:555.00
20151222-0128766

J-JG-15-1335

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF DECEMBER, 2015.

Notary Public

MY COMMISSION EXPIRES: 3/6/18

(AFFIX SEAL)

MARY FRANCES JONES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 3/6/18

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Timothy C. Mann and Rachael K. Mann	**New Owner**	
(NAME)	(NAME)	**61-16-116.00**
107 North Lauren's Way		
(ADDRESS)	(ADDRESS)	
Hendersonville, TN 37075		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **ESTATE OF MADLYN NORMAN BUTLER AND CARROLL GREER AND CHARLENE WARD AND GEORGIA NORMAN AND DEBBIE NORMAN,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **TIMOTHY C. MANN AND WIFE, RACHAEL K. MANN,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Being the Westerly part of Lot No. 57 on the plan of Kennedy and Graves' Subdivision of Blocks "C" and "D", Monte Vista, as of record in Book 843, Page 14, Register's Office for said County, described, as follows: Beginning in the center of McAlpine, formerly Alpine, Avenue, at the corner of Lot Nos. 55 and 57; thence with the center of said Avenue, Eastwardly 100 feet to a point 13.1 feet West of the line between Lots Nos. 57 and 59; thence Northwardly 290 feet, more or less; thence Westwardly 110 feet, more or less, to the corner of Lots Nos. 55 and 57; thence with the line between said two lots, Southwardly 335 feet to the beginning.

Being the same property conveyed to Holle Norman (also known as George Holle Norman) and wife, Frances Carroll Norman by Warranty Deed from Charles H. Norman, Jr., and wife, Jean Shannon Norman, recorded in Deed Book 1977, Page 588, in the Register's Office of Davidson County, Tennessee.
The said Francis Carroll Norman having since died on September 23, 2001 leaving George Holle Norman as the sole Owner.
The said George Holle Norman having since died intestate on August 12, 2002 leaving John Edward Norman, Caroll Greer, Madlyn Butler, Charlene Ward, Georgia Norman and Debbie Norman as his heirs at law as shown in the Affidavit of Heirship of record in Instrument No. 20151222-0128765, Register's Office for Davidson County, Tennessee.
The said John Edward Norman having since died intestate on December 8, 2014 leaving Carroll Greer, Madlyn Butler, Charlene Ward, Georgia Norman and Debbie Norman as his heirs at law as shown in the Affidavit of Heirship of record in Instrument No. 20151222-0128765, Register's Office for Davidson County, Tennessee.
The said Madlyn Butler having since died testate on February 11, 2015, leaving her interest in said property to her estate as evidenced in the Order to Sale Real Property of record in Case No. 2015-PR-57 in the Chancery Court for Sumner County, Tennessee, Probate Division.

This conveyance is subject to:
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of KENNEDY AND GRAVES' SUBDIVISION OF BLOCKS "C" AND "D", MONTE VISTA, as recorded in Plat Book 843, Page(s) 14, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
- Easement for Sanitary Sewer/Storm Drainage, recorded in Book 4403, Page 37.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1335 McAlpine Ave., Nashville, Tennessee 37216**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 21st DAY OF DECEMBER, 2015.

Estate of Madlyn Norman Butler

BY: _____
Russell E. Freeman, Administrator Ad Litem KBA

_____
Carroll Greer

_____
Charlene Ward

_____
Georgia Norman

_____
Debbie Norman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Russell E. Freeman, Administrator of the Estate of Madlyn Norman Butler, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 21st day of December, 2015.

_____
Notary Public

My Commission Expires:

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CARROLL GREER, CHARLENE WARD, GEORGIA NORMAN AND DEBBIE NORMAN, the within named 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 21st of December, 2015.

_____
Notary Public

My Commission Expires: _____
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212