NEW OWNER:

ADEEL & SAMS RENTALS LLC
PO BOX 4019
BRENTWOOD, TN 37024

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

FILE NO: 15-1583

Map 49
Group 15
Parcel 77.00

Space for Recorder's stamp

BILL GARRETT, Davidson County
Trans:T20150109133 DEEDWARR
Recvd: 12/28/15 13:35 3 pgs
Fees:18.00 Taxes:222.00
20151228-0130069

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Sixty Thousand and 00/100 Dollars ($60,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **KATIE FRANCES MANNING** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **ADEEL & SAMS RENTALS LLC, a Tennessee limited liability company**, ("Grantee"), its successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson** County, Tennessee, bound and described as follows, to-wit:

Land located in Davidson County, Tennessee, being **Lot No. 12-B,** Zone Lot Division, Lot No.'s 11 and 12, Phase One, Deer Meadows, as of record in Book 6250, Page 105, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to **Katie Frances Manning**, by Warranty Deed from Brenda J. Brown fka Brenda J. Taylor, dated February 20, 2007, and of record in Instrument Number 20070226-0023151, in the Register's Office for Davidson County, Tennessee.

This description is the same as in the prior deed.

This is not the principal residence of the Grantor.

THIS IS IMPROVED PROPERTY more commonly known as 3447 TISDALL DRIVE, WHITES CREEK, TN 37189.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, its successors and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 6250, Page 105, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with date of deed.

PROPERTY TAXES for the current year shall be prorated and paid by Grantor as of date of deed.

WITNESS MY SIGNATURE hereto this 21st day of December, 2015.

Katie Frances Manning

KATIE FRANCES MANNING

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **KATIE FRANCES MANNING** , 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 at office this 21st day of December, 2015.

GREGORY S. GILL STATE TENNESSEE NOTARY PUBLIC WILSON COUNTY

NOTARY PUBLIC

My commission expires: 10/29/19

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The actual consideration or value, whichever is greater, for this transfer is **$60,000.00** .

AFFIANT

Sworn to and subscribed to before me this 21st day of December, 2015.

NOTARY PUBLIC

My commission expires: 10/28/19