This instrument was prepared by:
DLO TITLE, LLC
256 Seaboard Lane Suite F-103
Franklin, TN 37067
2015100007

STATE OF TENNESSEE
COUNTY OF Williamson

BILL GARRETT, Davidson County
Trans:T20160000083 DEEDWARR
Recvd: 01/04/16 09:20 3 pgs
Fees:18.00 Taxes:101.75
20160104-0000083

The actual consideration or value, whichever is greater, is $27,500.00

Sworn to and subscribed before me this 30th day of December, 2015.

Affiant

Notary Public

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
Faleshia Harris		06308024000 & 06308010900
PO Box 1513	New Owner	
Antioch, TN 37011		

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Matthew B. Manson, a single person and Shelly Lunn, a single person formerly known as Shelly L. Manson** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Faleshia Harris** hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

Tract I: Land in Davidson County, Tennessee, being Lot No. 9, Block "P" on the Plan of Hadley's Bend City of record in Plat Book 421, Page 120, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Tract I: Being the same property conveyed to Matthew B. Manson and wife, Shelly L. Manson by deed from Southwest Realty Investment Group, Inc. of record in Instrument No. 20110303-0017039 Register's Office for Davidson County, Tennessee, dated March 02, 2011 and recorded on March 03, 2011. The said Matthew B. Manson and Shelly L. Manson having since divorced and Shelly L. Manson now being known as Shelly Lunn.

Being also known as 224 Hadleys Bend Blvd Old Hickory, TN 37138.

Tract II: Land in Davidson County, Tennessee, being Lot No. 7, Block "P" on the Plan of Hadley's Bend City of record in Plat Book 421, Page 120, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Tract II: Being the same property conveyed to Matthew B. Manson and wife, Shelly L. Manson by Deed from Southwest Realty Investment Group, Inc., of record at Instrument No. 201103030017038, Register's Office for Davidson County, Tennessee, dated February 02, 2011 and recorded on March 03, 2011. The said Matthew B. Manson and Shelly L. Manson having since divorced and Shelly L. Manson now being known as Shelly Lunn.

Being also known as 228 Hadleys Bend Blvd Old Hickory, TN 37138.

This is unimproved property known as **224 & 228 Hadleys Bend Blvd., Old Hickory, TN 37138.**

This conveyance is made subject to:
Zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record. Current year taxes are to be paid by __X__Grantor ____ Grantee.

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the plural shall include the singular, the singular the plural, and the use of any gender is applicable to all genders.

WITNESS my hand, this 29 day of December, 2015.

Matthew B. Manson

Shelly Marie Lunn
Shelly Lunn fka Shelly L. Manson

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, Matthew B. Manson, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that [s]he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29 day of December, 2015.

Notary Public

R. MARK DOUGALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-14-2019

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, Shelly Lunn, formerly known as Shelly L. Manson the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that [s]he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24 day of December, 2015.

Notary Public

