WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. _____

ADDRESS NEW OWNER:
Randall Mankin, et al.
5325 Overton Road
Nashville, TN 37220

SEND TAX BILL TO:

Bank of Tennessee
P.O. Box 4980
Johnson City, TN 37602-9936

MAP & PARCEL NOS.:
160-3-113

BILL GARRETT, Davidson County
Trans: T20160036056 DEEDWARR
Recvd: 05/02/16 12:53 2 pgs
Fees: 13.00 Taxes: 1470.75
20160502-0042757

This instrument prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Ryan D. Gleason and Heather P. Gleason, husband and wife** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Randall Mankin and Sue Ann Mankin, husband and wife, and Clyde Downs and Erin Downs, husband and wife** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 205 on the plan of Haileywood Estates, Section 8-F, of record in Book 3842, Page 116, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and detailed description thereof.

Being the same property conveyed to Ryan D. Gleason and wife, Heather P. Gleason, from James D. Burris and wife, Lucinda L. Burris, by Warranty Deed recorded on January 31, 2011, in Instrument No. 20110131-0008276, Register's Office for Davidson County, Tennessee.

This is property with a common address of **5325 Overton Road, Nashville, TN 37220**.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year being prorated and payment of same being assumed by the Grantees.(2) All matters appearing on the Plan of record in Book 3842, Page 116, Register's Office for County, Tennessee.(3) Restrictive Covenants of record in Book 3983, Page 716, and Book 4115, Page 512, said Register's Office.(4) Sewer and/or storm drainage easements in Book 6421, Page 990 and Book 6530, Page 733, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and Interests thereto belonging to the said Grantees, Grantees' successors and assigns, in fee simple forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 28th day of April, 2016.

Ryan D. Gleason

Heather P. Gleason

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Ryan D. Gleason and Heather P. Gleason, husband and wife,** with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this **28th** day of **April 2016.**

CINDY S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

Notary Public
My Commission Expires:

File No. 1604-074

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $397,500.00.

Affiant

Subscribed and sworn before me this 28th day of April, 2016.

C. M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

Notary Public
My Commission Expires: