File Box 8

BILL GARRETT, Davidson County
Trans:T20160054711 DEEDWARR
Recvd: 06/27/16 14:19 2 pgs
Fees:13.00 Taxes:668.41
20160627-0065450

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Daniel Mancia
237 Bonnafield Drive
Hermitage, TN 37076

MORTGAGEE

SEND TAX BILLS
SUMMIT FUNDING, INC.
2241 HARVARD STREET
SUITE 200
SACRAMENTO, CA 95815

MAP-PARCEL:
MAP 075 09 0
PARCEL 180.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Michael D. Clark and wife, Cynthia L. Clark,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Daniel Mancia and wife, Alma Mancia,** hereinafter called the Grantees, their heirs 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 Lot No. 1126 on the plan of Hermitage Hill, Section Nine, as of record in Plat Book 3600, Page 97, Register's Office for Davidson County, Tennessee.

Being the same property devised to Michael D. Clark and Constance S. Edgmon by Will of their mother, Sylvia J. Clark of record in the Probate Office of Davidson County, Tennessee under Probate No. 2016P894.
Said Property was then conveyed to Michael D. Clark and wife, Cynthia L. Clark by Quitclaim Deed from Constance Staton, being one and the same as Constance S. Edgmon, dated October 13, 1998, of record in Book 11162, Page 644, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including any and all easements, covenants conditions and all matters and notes as shown on the plan of record in Plat Book 3600, Page 97, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantee.

This is improved property known as **237 Bonnafield Drive Hermitage, TN 37076.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs 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 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 our hands this 24th day of June, 2016.

Michael D. Clark

Cynthia L. Clark

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Michael D. Clark and wife, Cynthia L. Clark, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 24th day of June, 2016.

NOTARY PUBLIC

DEAN ROBINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 1.7.20

STATE OF Tennessee
COUNTY OF Wilson

The actual consideration or value, whichever is greater for this transfer is $180,650.00.

AFFIANT

Subscribed and sworn to before me this 24th day of June, 2016.

NOTARY PUBLIC

My Commission Expires:

DEBBIE MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES OCTOBER 13, 2018