Davidson County	DEEDWARR
Recvd: 07/15/16 09:02	3 pgs
Fees:18.00 Taxes:980.50	
20160715-0072681	

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway Suite 140
Hendersonville, TN 37075

HUTCH HENDERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $265,000.00.

Affiant

Subscribed and sworn to before me, this 14 day of July, 2016.

Notary Public
My commission expires: 2/25/20

05-1606-66031

Address of New Owner:	Send Tax Bills to:	Tax Information:
Mary Lawson	Mary Lawson	051-02-0-046.00
104 Holiday Hills Court	104 Holiday Hills Court	
Madison TN 37115	Madison, TN 37115	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Anthony M. Maniscalco and Cynthia A. Maniscalco, husband and wife**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Mary Lawson and husband, Rodney Dexter Lawson**, hereinafter called the Grantees, their successors 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. 6, on the Plan of Holiday Hills, of record in Book 3600, Page 28, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Anthony M. Maniscalco and Cynthia A. Maniscalco, husband and wife by deed from George H. Bloodworth and wife, Betty F. Bloodworth, dated December 8, 2000, recorded December 12, 2000, of record in Instrument No. 20001212-0122538, Register's Office for Davidson County, Tennessee.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 104 Holiday Hills Court, Madison, TN 37115.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 13th day of July, 2016.

Anthony M. Maniscalco

Cynthia A. Maniscalco

STATE OF OHIO
COUNTY OF Defiance

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Anthony M. Maniscalco and Cynthia A. Maniscalco**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand this 13th day of July, 2016.

Notary Public

My Commission expires:
April 9, 2021

JAMIE M. SHININGER
Notary Public, State of Ohio
My Commission Expires 4-9-2021

True Copy Certification

I, **Rachelle Caudill**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Rachelle Caudill
Signature

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, **Hutch Henderson**, a notary public for this county and state, **Rachelle Caudill** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

HUTCH HENDERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

My Comm. Expires
February 25, 2020