WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160071584 DEEDWARR
Recvd: 08/17/16 13:31 2 pgs
Fees: 13.00 Taxes: 555.00
20160817-0085934

JENNIFER THOMAS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

State of Tennessee
County of Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

K Lee
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of August, 2016

Jennifer Thomas
Notary Public

MY COMMISSION EXPIRES: 9/20/16

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sumner Title & Escrow, LLC, 131 Indian Lake Blvd, Suite 200, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kenneth L. Maxwell	New Owner	108-08-0-090.00
(NAME)	(NAME)	
3410 Elm Hill Pike	"	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	"	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **David W. Manis and Jodi Yvonne Manis, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Kenneth L. Maxwell and Lee Ann Maxwell, husband and wife,** 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. 3**, on the plat of Resubdivision of Lots 1 and 2 on the Plan of the Resubdivision of Reserved Parcels, Section Two, Larchwood, and Lot 168, Section Two, Larchwood, as of record in Book 7900, Page 355, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to David W. Manis and Jodi Yvonne Manis, as tenants by the entirety, by Quitclaim Deed from David W. Manis, dated April 11, 2005 and recorded April 20, 2005 in Instrument Number 20050420-0044151; and the same property previously conveyed to David W. Manis by Warranty Deed from Jerry Lee Williams and Bonita A. Williams, husband and wife, dated February 20, 2001 and recorded March 9, 2001 in Instrument Number 20010309-0023028, Register's Office for Davidson County, Tennessee.

Subject to taxes for the year 2016 and subsequent years, a lien, but not yet due and payable.

Subject to the plan of record in Plat Book 7900, page 355, said Register's Office.

Subject to Restrictive Covenants of record in Book 5479, Page 443; amended in Book 5681, Page 532, Book 5688, Page 696, and Book 6011, Page 130, said Register's Office.

Subject to Easements/Deeds of Conveyance of record in Book 5626, Page 823, Book 5626, Page 833, Book 5728, Page 449, Book 5728, Page 453, and Book 5728, Page 472, said Register's Office.

unimproved ☐

This is improved ☑ property, known as 3410 Elm Hill Pike, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my/our hands this 16th day of August, 2016.

David W. Manis

Jodi Yvonne Manis

State of Tennessee
County of Sumner

Personally appeared before me David W. Manis and Jodi Yvonne Manis, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 16th day of August, 2016.

Notary Public
My Commission Expires: 12/28/19

File No.: 20161403

REBECCA CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 12-28-2019