WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160076741 DEEDWARR
Recvd: 09/01/16 13:21 2 pgs
Fees:13.00 Taxes:906.13
20160901-0092067

DONNA G. THIENEL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $244,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of August, 2016.

Donna G. Thienel
Notary Public

MY COMMISSION EXPIRES: July 9, 2019
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 1531 Hunt Club Blvd Suite 106, Gallatin, TN 37066

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mark A. Portwood	Mark A. Portwood	098 09 0 A 020.00CO
(NAME)	(NAME)	
312 Ketch Cove	312 Ketch Cove	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Hermitage, TN 37076	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **David K Manes and Gary L Manes, Successor Co-Trustees of The David W. Manes and Rose A. Manes Revocable Living Trust dated 05/17/2012**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Mark A. Portwood and wife, Jayne Portwood**, hereinafter called the GRANTEE(S), their heirs and/or 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. 119, on the plan of Phase One, Lake Shore, of record in Plat Book 6900, Page 684, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to The David W. and Rose A. Manes Revocable Living Trust, dated May 17th, 2012, David W. or Rose A. Manes, Trustees by Quit Claim Deed from David W. and Rose A. Manes, dated 05/17/2012, recorded 05/17/2012, of record in Instrument No. 20120517-0042855, in the Register's Office for Davidson County, Tennessee. David K. Manes and Gary L. Manes are the current Co-Trustees of the Trust.

Subject to (1) Taxes for 2016 and subsequent years, a lien not yet due and payable. (2) All matters shown on the plat of record in Plat Book 6900, Page 684 and Boundary Plat Book 6900, Page 683, in the Register's Office for Davidson County, Tennessee. (3) Covenants, conditions, easements and restrictions of record in Book 7572, Page 669, Charter of Lake Shore Homeowners' Association of record in Book 7892, Page 464 and Book 8709, Page 424, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 312 Ketch Cove, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 01288-32912
SMG TN Warranty Deed

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 25th day of August, 2016.

DAVID K MANES AND GARY L MANES, SUCCESSOR CO-TRUSTEES OF THE DAVID W. MANES AND ROSE A. MANES REVOCABLE LIVING TRUST DATED 05/17/2012

David K Manes
Successor Co-Trustee

Gary L Manes
Successor Co-Trustee

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David K. Manes and Gary L. Manes, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this _____ day of _____.

Notary Public
My Commission Expires:

RETURN TO:
Stewart Title Company Tennessee Division
1531 Hunt Club Blvd Suite 106
Gallatin, TN 37066

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David K. Manes and Gary L. Manes, whom I am personally acquainted and who upon their oath acknowledged themselves to be Successor Co-Trustees of the David W. Manes and Rose A. Manes Revocable Living Trust Dated 5/17/2012, and that they being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing on behalf of said Trust.

Witness my hand and official seal this 25th day of August, 2016.

NOTARY

My Commission Expires: 3/19/19

Sheila McCord
STATE OF TENNESSEE NOTARY PUBLIC
Sumner County