THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 16099250** LAWYER'S ESCROW SERVICE, INC. 2021 RICHARD JONES ROAD, SUITE 220 NASHVILLE, TN 37215	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $475,000.00. Sandra K Mann Affiant Subscribed and sworn to before me, this 31st day of October, 2016. SHANNON PHILBIN STATE TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires May 6, 2019 Notary Public My Commission Expires: 5-6-19

WARRANTY DEED

Address New Owner: Sandra K. Mann 1009 Glenview Drive Nashville TN 37206-3829	Send Tax Bills To: Pinnacle Bank 150 3rd Ave South #900 Nashville, TN 37201	Tax Information: Tax Parcel ID No. 093-04-0-107.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Brooke N. Morgan and Jamaal K. Haywood, wife and husband** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Sandra K. Mann , unmarried woman**, ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 23 on the Plan of Haynie's Central Park Plan of record in Plat Book 161, Page 116, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 23 fronts 50 feet on the North side of Crutcher Street, formerly Greenwood Street, and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Brooke N. Morgan and Jamaal K. Haywood, wife and husband by Warranty deed from D219, LLC of record in Instrument No. 20150826-0086154 Register's Office for Davidson County, Tennessee, dated August 21, 2015 and recorded on August 26, 2015.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2017, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 161, Page 116, Register's Office for Davidson County, Tennessee.

This is improved property located at 1009 Glenview Drive Nashville TN 37206-3829

BILL GARRETT, Davidson County
Trans:T20160097036 DEEDWARR
Recvd: 11/02/16 13:46 2 pgs
Fees:13.00 Taxes:1757.50
20161102-0115971

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on this 31st day of October, 2016.

Brooke N. Morgan

Jamaal K. Haywood

STATE OF TENNESSEE
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Brooke N. Morgan and Jamaal K. Haywood, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of October, 2016.

Notary Public

My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 25, 2018