BILL GARRETT, Davidson County
Trans:T20160102651 DEEDWARR
Recvd: 11/21/16 10:14 2 pgs
Fees:13.00 Taxes:555.00
20161121-0122425

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Marvin Manson & Vicki Manson
1102 Overton Street
Old Hickory, TN 37138

SEND TAX BILL TO:
New Owner

MAP/PARCEL 044-15-0-402.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **The Restoration Team, LLC, a Tenessee Limited Liability Company,** has this day bargained and sold, and does hereby transfer and convey unto **Marvin Manson and Vicki Manson, husband and wife,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 19 on the Plan of Section "B" Village of Old Hickory of record in Plat Book 1424, Page 67, 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. 19 fronts 54.3 feet on the Westerly side of Overton Street and extends back 88.3 feet on the Northerly line and 88.2 feet on the Southerly line, to the Easterly margin of Lot No. 31, measuring 54.3 feet thereon.

Being the same property conveyed to Juanita Williams, an unmarried woman by Warranty deed from Mable L. Pope, an unmarried woman of record in Book 5360, page 103, Register's Office for Davidson County, Tennessee, dated November 2, 1978, said Register's Office. The said Juanita Williams having since died testate on March 26, 2016, Davidson County Seventh Circuit Court, Nashville, Tennessee, Docket No.: 16P728, and said real property vested in Ruby Elaine Ray pursuant to the last will and testament of Juanita Williams.

Being the same property conveyed to The Restoration Team, LLC, a Tennessee Limited Liability Company by Warranty deed from Ruby Elaine Ray as Executrix for the Estate of Juanita Williams of record in Instrument No. 2160726-0076954 Register's Office for Davidson County, Tennessee, dated July 22, 2016 and recorded on July 26, 2016.

This is improved property known as: **1102 Overton Street, Old Hickory, Tennessee 37138**

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons

whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2016 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in Book 1424, page 67, and encumbrances as may be shown of record in the office of the Register of Deeds where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 8th day of November, 2016.

The Restoration Team, LLC

Lillian G. Corazza

Lillian G. Corazza, Member

Lauren M. Jenkins, Member

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **Lillian G. Corazza and Lauren M. Jenkins,** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and upon oath acknowledged to be the members of **The Restoration Team, LLC** a limited liability company, and that as such members being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the said company.

WITNESS my hand and official seals at office this 8th day of November, 2016.

NOTARY PUBLIC

My Commission Expires: 10-07-19

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $150,000.00.

AFFIANT

Subscribed and sworn to before me this the 8th day of November, 2016.

NOTARY PUBLIC

My Commission Expires: 10-07-19

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

File No: 169888