WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER $100,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 21st DAY OF November 2016

Notary Public

MY COMMISSION EXPIRES: 05-08-2017

(AFFIX SEAL)

ANDRE P. JOHNSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-08-2017

BILL GARRETT, Davidson County
Trans:T20160104227 DEEDWARR
Recvd: 11/28/16 10:55 3 pgs
Fees:18.00 Taxes:370.00
20161128-0124366

THIS INSTRUMENT WAS PREPARED BY

LOGOS REALTY CLOSING SERVICES, INC.
CLOSING AND TITLE COMPANY

215 2ND Ave North, Suite 200, Nashville, TN 37201

ADDRESS OF NEW OWNER: AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jerome Manning	Jerome Manning	094-02-0-055.00
(NAME)	(NAME)	
1627 Rebbecca Ave	1627 Rebbecca Ave	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Nashville, TN 37216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HERINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Joe W. Sweat, Jr., James Sweat, and Millicent Glenn,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jerome Manning** HEREINAFTER CALLED THE GRANTEE(S), 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 the Westerly 47.8 feet of Lot No. 228 on the plan of Edgefield Land Company's First Subdivision, as of record in Book 57, page 130, Register's Office for said County.

Said part of lot No, 228 fronts 47.8 feet on the Southerly side of Long Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to JOE W. SWEAT, by deed from LUTHER WADE JACKSON AND WIFE, VIRGINIA MAE JACKSON, of record in Book 4380, page 441, dated November 14, 1964, said Register's Office. The said Joe W. Sweat having since died an affidavit of heirship lisitng Joe W. Sweat, Jr., James Sweat, and Millicent Glenn as the sole heirs at law of Joe. W. Sweat is of record in Instrument No. 20161128-0124365, in said Register's Office.

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.

Executed by my hand this 21 Day of November 2016.

Joe Williams Sweat Jr by Millicent Glenn AIF
JOE WILLIAMS SWEAT JR. by MILLICENT GLENN
Attorney in Fact

Millicent Glenn
MILLICENT GLENN

James E Sweat
JAMES SWEAT

Please return to
Logos Realty Closing Services, Inc.
215 2nd Ave North, Suite 200
Nashville, TN 37201

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

BEFORE ME, Andre Johnson, a Notary Public of the State and County aforementioned, personally appeared, Millicent Glenn, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of, Joe William Sweat, Jr., acknowledged that such person executed the same as the free act and deed of Joe William Sweat, Jr. The Power of Attorney is of Record in Instrument No. 20161128-0124364, Register's Office of Davidson County, Tennessee.

WITNESS my hand and seal, this 21st day of November, 2016.

Notary Public
My Commission Expires: 05-08-2017

ANDRE P. JOHNSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-08-2017

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

BEFORE ME, Andre Johnson, a Notary Public of the State and County aforementioned, personally appeared, James Sweat, to me known, or proved to me on the basis of satisfactory evidence to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and official seal, this 21st day of November 2016.

Notary Public
My Commission Expires: 05-08-2017

ANDRE P. JOHNSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-08-2017

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

BEFORE ME, Andre Johnson, a Notary Public of the State and County aforementioned, personally appeared, Millicent Glenn, to me known, or proved to me on the basis of satisfactory evidence to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and official seal, this 21st day of November 2016.

Notary Public
My Commission Expires: 05-08-2017

ANDRE P. JOHNSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-08-2017