WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160112286 DEEDWARR
Recvd: 12/21/16 10:36 2 pgs
Fees: 13.00 Taxes: 776.63

20161221-0134020

STATE OF TENNESSEE
COUNTY OF ~~WASHINGTON~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 209,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF DECEMBER, 2016.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Guaranty Company, 1980 Post Oak Blvd, Houston, TX 77056

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nicole G. George	new owner	10808024300
(NAME)	(NAME)	
1421 Quail Run		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

THIS INDENTURE, made and entered into this 19th day of August 2016, by and between **Charan Mann and husband, Levi J. Mann,** party of the first part, and **Nicole G. George**, single party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate situated and being in the County of Davidson, State of TENNESSEE, to wit:

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Trailwood Subdivision, Section 6 of record in Plat Book 6200, Page 863, 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 Charan Mann and husband, Levi J. Mann by Warranty Deed from Van A. Thompson, married, and wife Regina Thompson dated October 18, 2007 and recorded October 19, 2007 of record in Instrument No. 20071019-0124206, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the afore described real estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for

All matters shown on the plat of record in Plat Book 6200, Page 863, in the Register's Office for Davidson County, Tennessee.

; and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

For reference purposes, this property is also known as: 1421 Quail Run, Nashville, TN 37214

The word "party" as used herein shall mean "parties" if more than one person or entity is referred to, and pronouns shall be construed according to their proper gender and number according to the context of this instrument.

IN WITNESS WHEREOF, the party of the first part has caused this instrument to be executed the day and year first above written.

CHARAN MANN

LEVI J. MANN

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named CHARAN MANN, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 9 day of November, 2016.

Commission expires: 9/10/18

TYLER ROBERTS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named LEVI J. MANN, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 9 day of November, 2016.

Commission expires: 9/10/18

Notary Public

TYLER ROBERTS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY