WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/14/17 08:43 3 pgs
Fees:18.00 Taxes:795.50
20170214-0015140

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of February, 2017.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
Michael B. Mannix	Michael B. Mannix	073-11-0-041
(NAME)	(NAME)	
2321 Ridgeland Drive	2321 Ridgeland Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Nashville, TN 37214	
(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, we, **Wallace Stanford Crain and William Forrest Crain**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Michael B. Mannix and Kellee Q, Mannix, husband and wife, and Michael T. Quane and Suzanne M. Quane, Trustees of the Quane Family Living Trust, dated 7/13/2001**, 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:

A certain land situated in Davidson County, Tennessee, being more particularly described as follows:
Being Lot No. 399, on the Plan of Sunset View, Section Five, as Shown by Plat Book 2584, Page Number(S) 20, Register's Office for Davidson County, Tennessee, to Which Reference Is Made for a Complete Description.

Being the same property conveyed to Wallace Stanford Crain and William Forrest Crain by Warranty Deed dated 11/07/2007 from Harriett C. Marshall and husband, Raymond E. Marshall of record in Instrument 20071108-0131716, Register's Office for Davidson County, Tennessee.

Subject to all matters as set forth per Book 2584, Page 20, said Register's Office; Restrictions of record in Book 2752, Page 594, said Register's Office.

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 2321 Ridgeland Drive, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hands this 2nd day of February, 2017.

Wallace Stanford Crain

Wallace Stanford Crain

by Wallace Stanford Crain Atty Infact

William Forrest Crain, By: Wallace Stanford Crain, Atty-In-Fact

for William Forrest Crain

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

Before me, the undersigned Notary, personally appeared Wallace Stanford Crain, known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument for the purpose herein contained.

Witness my hand and official seal this 2nd day of February, 2017.

Maleah Carr

NOTARY

My Commission Expires: 5.13.20

MALEAH CARR STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

Before me, the undersigned Notary, personally appeared Wallace Stanford Crain, known to me, or proved on the basis of satisfactory evidence, to be the one who executed the foregoing instrument on behalf of William Forrest Crain, and who acknowledged that he executed the same as the free act and deed of the said William Forrest Crain, by virtue of a Power of Attorney, duly executed and recorded.

Witness my hand and official seal this 2nd day of February, 2017.

Maleah Carr

NOTARY

My Commission Expires: 5.13.20

MALEAH CARR STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

TRUE COPY CERTIFICATION

I, Kimie Perry do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, Jill Simmons, a notary public for this county and state, Kimie Perry who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission expires: September 4, 2019
Notary Seal (if on paper)

