BILL GARRETT, Davidson County
Trans:T20170038443 DEEDWARR
Recvd: 05/05/17 12:54 2 pgs
Fees:13.00 Taxes:1017.50
20170505-0044901

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN178740

**WARRANTY DEED**

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 10, 2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of April, 2017.

NOTARY PUBLIC

My commission expires: _____

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Michael L. Mann and Alice L. Mann<br>750 Harpeth Trace Dr.<br>Nashville, TN 37221 | New Owner | 143 02 0B 026.00CO |

FOR AND IN CONSIDERATION of the sum of Two Hundred Seventy Five Thousand and 00/100 Dollars ($275,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **LISA A. DANIEL, AN UNMARRIED PERSON**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **MICHAEL L. MANN AND ALICE L. MANN, HUSBAND AND WIFE**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 26 on the Plan of Revised Treetops at Harpeth Trace, as of record in Plat Book 6250, page 455, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Lisa A. Daniel, an unmarried person, by Warranty Deed from Dean R. Lanning, an unmarried man, dated 3/12/2001, recorded 3/16/2001, of record in Instrument #20010316-0025588, in the Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 750 Harpeth Trace Dr., Nashville, TN 37221, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that she is lawfully seized and possessed of said real estate; that she have a good right to convey the same; and that it is unencumbered except by lien of the 2017 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenants and binds herself, her heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 25th day of April, 2017.

Lisa A. Daniel

**LISA A. DANIEL**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Lisa A. Daniel, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 25th day of April, 2017.

Notary Public

David P Webber

Printed Notary Name

My commission expires: 10/3/18

DAVID P. WEBBER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON