RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN179298

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20170075643 DEEDWARR
Recvd: 08/30/17 10:16 2 pgs
Fees: 13.00 Taxes: 1017.50
20170830-0089110

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Emily Jones
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of August, 2017.

NOTARY PUBLIC

My commission expires: 1-8-19

KENTON SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 1-8-19

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
Kevin Thomas 1288 Bending Creek Dr. Antioch TN 37013	Same address as new owner	173 15 0A 113.00CO

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, **SANDOR MANYOKY, AN UNMARRIED MAN,** hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **KEVIN THOMAS, A MARRIED MAN,** hereinafter called the Grantee(s), his 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. 113 on the Final Plat of Mill Run Subdivision, Phase 2 (Cluster Lot Development) a Resubdivision of Mill Run, Phase 1A, Lot 89, as of record in Instrument No. 20011009-0109754 and corrected in Instrument No. 20020605-0067915, 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 Sandor Manyoky, by Warranty Deed from Ted Pratt and wife, Amber Pratt, dated 9/23/2008, recorded 9/26/2008, of record in Instrument No. 20080926-0098032, in the Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 1288 Bending Creek Drive, Antioch, TN 37013, 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), his heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that he is lawfully seized and possessed of said real estate; that he 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 himself, his heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 21 day of August, 2017.

SANDOR MANYOKY

STATE OF ~~TENNESSEE~~ AK Alaska
COUNTY OF ~~DAVIDSON~~ AK Anchorage

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

WITNESS my hand and seal, this the 21 day of August, 2017.

NOTARY PUBLIC
AMANDA M. SATO
STATE OF ALASKA
My Commission Expires February 20, 2019

Notary Public

Amanda M. Sato
Printed Notary Name

My commission expires: 2/20/19