# WARRANTY DEED




File #12361

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Rachel Manter
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 day of August, 2017

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

Return to:

**THIS INSTRUMENT WAS PREPARED BY**
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Paul Manter<br>Rachel Manter | Peoples Bank, a Kansas Corporation | 15004010200 |
| (NAME) | (NAME) | |
| 3521 Shakertown Road | 13180 Metcalf Avenue 2nd Floor | |
| (ADDRESS) | (ADDRESS) | |
| Antioch, TN 37013 | Overland Park KS 66213 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Arthur M. San Souci,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Paul Manter and Rachel Manter, husband and wife,** hereinafter called the GRANTEES, 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 Lot No. 397 on the Plan of The Country, Section Eight of record in Plat Book 6250, Page 912 and 913, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of said property.

Being the same property conveyed to Arthur M. San Souci, by deed of record in Instrument No. 20161201-0126231, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 3521 Shakertown Road, Antioch, TN 37013
(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 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.

BILL GARRETT, Davidson County
Trans:T20170076273 DEEDWARR
Recvd: 08/31/17 10:47 2 pgs
Fees:13.00 Taxes:555.00



20170831-0089589

Witness my/our hands this 28th day of August, 2017

Arthur M. San Souci

State of Tennessee
County of Williamson

Personally appeared before me Arthur M. San Souci, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 28th day of August, 2017.

Notary Public
My Commission Expires:

File No.: 12361

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 12-20-2020