WARRANTY DEED

Bill Garrett Davidson County
Batch# 11701 DEEDWARR
10/11/2017 09:41:30 AM 6 pgs
Fees: $33.00 Taxes: $185.00
20171011-0104221

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER **$50,000.00**

Nicolette J. Cole
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 4th DAY OF October , 2017

Jennifer Chandler-Colt
Notary Public

JENNIFER CHANDLER-COLT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JAN. 6, 2020

MY COMMISSION EXPIRES: 01-06-2020

THIS INSTRUMENT WAS PREPARED BY
Logos Realty Closing Services Inc.
301 S. Perimeter Park Dr., Suite 100
Nashville, TN 37211

ADDRESS OF NEW OWNER: AS FOLLOWS	SEND TAX BILLS TO:	MAP - PARCEL NO(S)
Jerome Manning	Jerome Manning	051-11-0-040.01
(Name)	(Name)	
8240 Rocky Top Drive	8240 Rocky Top Drive	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Antioch, TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HERINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **HEIRS AS LAW OF DORIS MARIE SELLEY PEACH, known as Jean Elizabeth Hollis Price, Robert Mahlon Hollis, Jr., Joshua James, Mellissa Whiticker, Amber James, Jessie Elizabeth Hollis and Charles Anderson Hollis now known as Jessie Elizabeth Hollis Vanderpool and HEIRS AT LAWS OF FRANK JAMES, JR. known as Joshua James, Mellissa Whiticker and Amber James, and Jean Elizabeth Hollis Price as Trustee for Robert Mahlon Hollis, Jr.,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JEROME MANNING, A MARRIED MAN,** HEREINAFTER CALLED THE GRANTEE(S), 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 part of Lot No. 11 on the plan of the Subdivision of the Herbert Anderson Tract, a part of the N. 0. Love Estate, of record in Plat Book 421, Page 37, Register's Office for said County, described according to a survey made by Ralph W. C. Lambert, August 11, 1962, as follows:

Beginning at an iron pin on the westerly margin of Roberta Avenue at the northeast corner of. the property conveyed to Morse W. Cowell and wife, by deed from William Howard Baker and wife, of record in Book 3224, Page 151; thence with the westerly margin of said Avenue, northwardly 65 feet to an iron pin; thence westwardly 132 feet to an iron pin; thence westwardly 81.2 feet to an iron pin; thence southwardly 73.5 feet; thence eastwardly, passing said Cowell's northwest corner at 7 feet, and continuing with said Cowell's northern boundary line, in all 138.4 feet to an iron pin 7 feet north of a house on said Cowell property; thence continuing with said Cowell's northern boundary line, eastwardly 74.6 feet to the beginning.

Being the same property conveyed to FRANK JAMES AND WIFE, MARY PEARL JAMES, by deed from WILLIAM E. CASTEEL AND WIFE, CATHERINE CASTEEL, of record in Book 3923, Page 207, dated July 24, 1965, said Register's Office. FRANK JAMES having since died on or about December 15, 1969, leaving MARY PEARL JAMES as the surviving tenant by the entirety. MARY PEARL WALDEN ALSO KNOWN AS MARY PEARL JAMES died testate on or about September 23, 2002. Pursuant to the terms of her will of record , in the Seventh Circuit Court of Davison County, Tennessee, Probate Division, Case No. 02P1706, said property was devised to FRANKLIN WALDEN for Life Estate with the remainder to DORIS MARIE SELLEY PEACH, FRANK JAMES, JR., JEAN ELIZABETH HOLLIS PRICE AND JEAN ELIZABETH HOLLIS PRICE, TRUSTEE FOR ROBERT MAHLON HOLLIS, JR.

ROBERT MAHLON HOLLIS, SR died intestate on or about August 17, 1996, **leaving** Charles Anderson Hollis, Jessie Elizabeth Hollis now know as Jessie Elizabeth Hollis Vanderpool and Robert Mahlon Hollis, Jr. For further reference see Affidavit of Heirship or record in Instrument No._____, dated, said Register's Office.

201710110104218

CARL FRANKLIN WALDEN died on or about November 13, 2011, thereby termination his life estate.

DORIS MARIE SELLEY PEACH died intestate on or about April 13, 2005, **leaving Jean Elizabeth Hollis Price, Robert Mahlon Hollis, Jr., Joshua James, Mellissa Whiticker and Amber James, as her only heirs-at-law**. For further reference see Affidavit of Heirship or record in Instrument No. 201710110104219, dated, said Register's Office.

FRANK JAMES, JR. died intestate on or about April 29, 2014, leaving l**eaving Joshua James, Mellissa Whiticker and Amber James, as his only heirs-at-law**. For further reference see Affidavit of Heirship of record in Instrument No. 201710110104220, dated said Register's Office.

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.

Executed by our hand this 13 Day of September 2017.

HEIRS AT LAW OF DORIS MARIE SELLEY PEACH

Jean Elizabeth Hollis Price
JEAN ELIZABETH HOLLIS PRICE

Robert Mahlon Hollis Jr
ROBERT MAHLON HOLLIS, JR.

Joshua James
JOSHUA JAMES

Mellissa Whitaker
MELLISSA WHITICKER

amber James
AMBER JAMES

HEIRS AT LAWS OF FRANK JAMES, JR.

Joshua James
JOSHUA JAMES

Mellissa Whitaker
MELLISSA WHITICKER

amber James
AMBER JAMES

STATE OF Tennessee

County OF Davidson

Before me, a Notary Public for the State and County above, do hereby certify that the **HEIRS AS LAW OF DORIS MARIE SELLEY PEACH, known as Jean Elizabeth Hollis Price, Robert Mahlon Hollis, Jr., Joshua James, Mellissa Whiticker and Amber James and HEIRS AT LAWS OF FRANK JAMES, JR. known as Joshua James, Mellissa Whiticker and Amber James,** personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 13 of September, 2017.

Notary Public

MAXINE J. RUCKER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JAN. 6, 2020

Executed by our hand this 13 Day of September 2017.

Jean Elizabeth Hollis Price

Robert Mahlon Hollis, Jr.

STATE OF Tennessee

County OF Davidson

Before me, a Notary Public for the State and County above, do hereby certify that **Jean Elizabeth Hollis Price, Robert Mahlon Hollis, Jr.,** personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 13 of September, 2017.

Notary Public

MAXINE J. RUCKER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JAN. 6, 2020

Certificate of Authenticity

I, Jennifer Chandler- Cole 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 DAVIDSON

Personally appeared before me, Maxine J. Rucker, a notary public for this county and state, Jennifer Chandler- Cole 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:_____

MAXINE J. RUCKER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JAN. 6, 2020

Executed by our hand this 13 Day of September 2017.

Jean Elizabeth Hollis Price

Jean Elizabeth Hollis Price, Trustee for
Robert Mahlon Hollis, Jr.

STATE OF Tennessee

County OF Davidson

Before me, a Notary Public for the State and County above, do hereby certify that **Jean Elizabeth Hollis Price, as Trustee for Robert Mahlon Hollis, Jr.,** personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 13 of September, 2017.

Notary Public

MAXINE J. RUCKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN. 6, 2020

Executed by our hand this 4 Day of ~~September~~ October 2017.

Heir at Law of Doris Marie Selley Peack

Charles Anderson Hollis

Charles Anderson Hollis

STATE OF Tennessee

County OF Davidson

Before me, a Notary Public for the State and County above, do hereby certify that **Charles Anderson Hollis,** personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 4 of ~~September~~ October, 2017.

Notary Public

JASMINE PATTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON CO

Executed by our hand this 4 Day of ~~September~~ October 2017.

Heir at LAW of Doris Marie Selley Peach

Jessie Elizabeth Hollis Vanderpool

Jessie Elizabeth Hollis

STATE OF Tennessee
County OF Davidson

Before me, a Notary Public for the State and County above, do hereby certify that **Jessie Elizabeth Hollis** VanderPool, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 4 of ~~September,~~ October 2017.

Notary Public

JASMINE PATTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY