Return to:
SOUTHERN LAND TITLE
P O BOX 217
NOLENSVILLE, TN 37135

Bill Garrett Davidson County
Batch# 27204 DEEDWARR
11/17/2017 08:47:52 AM 3 pgs
Fees: $18.00 Taxes: $536.50

20171117-0118073

#1531

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Brad Smotherman	(NEW OWNER)	Map 098-00-00-
P O Box 11891		Parcel 09.00
Murfreesboro, TN 37129		

This instrument prepared by: Southern Land Title & Escrow, Inc., P.O. Box 217, 9227 Sam Donald Court, Ste B, Nolensville, TN 37135.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Johnny James Mann, married,** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Brad Smotherman,** ("The "Grantee"), his heir and assigns, to certain tract or parcel of land in **DAVIDSON** County, State of Tennessee, being more particularly described as follows, to wit:

SEE ATTACHED EXHIBIT "A"

Being the same property conveyed to Johnny James Mann, unmarried by warranty deed dated May 11, 2012 from Jimmy Comer and Bobby Beadle, tenants in common of record in Instrument No. 20120523-0044739, said Register's Office.

Jacquelin Mann joins in this conveyance, with the consent of the Grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property, if any.

This is not the personal, primary or marital residents of Grantee, his spouse and/or any dependents.

This is the same legal used in previous deed of record.

This conveyance is subject to the following:

1. 2017 Taxes, a lien now due and payable.
2. Deed of Trust of record in Instrument No. 20120523-0044740, said Register's Office.
3. Any and all matters appearing on the Plan of record in Plat Book 5190, page 15, said Register's Office.
4. Any and all matters according to a survey prepared by R. L. Montoya Land Surveying. dated October 26, 1982.

This is improved property commonly known as **5944 S New Hope Road, Hermitage, TN 37076.**

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

The actual consideration or value, whichever is greater for this transfer is $145,000.00.

Affiant

Subscribed and sworn to before me this 13 **day of November, 2017.**

Notary public:
My commission expires: 11/21/2018

JUDY PAINTER-ROSE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, his heirs and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 13 day of November, 2017.

Johnny James Mann

Jacqueline Mann

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

Personally, appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Johnny James Mann and Jacqueline Mann** with whom I am personally acquainted or proved to me satisfactory evidence, and who acknowledged **THEY** executed the within instrument.

WITNESS my hand and official seal at Nolensville, Tennessee, this 13 day of **November, 2017.**

Notary Public
My Commission Expires: 11/21/2018

JUDY PAINTER-ROSE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT "A"

Land located in Davidson County, Tennessee and described as follows:

BEGINNING at a point in the center line of a T.V.A. easement at the West margin of New Hope Road as presently located, said point being approximately 2800 feet North from the intersection of Bell Road and New Hope Road; thence, leaving said West margin along the center line to the T.V.A. easement South 70 deg. 00 mi. 20 sec. West 191.11 feet to an iron pin, said point being the Northeast corner of Lot No. 295, Lake Park, Section 4-A, as recorded in Plat Book 5190, page 52, said Register's Office, and the Southeast corner of Lot No. 214-A on the Plan of the Resubdivision of Lake Park, Section 4, as recorded in Plat Book 5190, page 15, said Register's Office; thence, along the East line of Lot No. 214-A North 19 deg. 17 min. 29 sec. West 192.25 feet to a concrete monument; thence, along the North line of this tract and with a rock wall and fence North 84 deg. 14 min. 36 sec. East 187.38 feet to an iron pin in the West margin of New Hope Road; thence, with said margin with a curve to the left, radius = 1118.84 feet, a distance of 146.63 feet, the cord having a bearing of South 22 deg. 47 min. 11 sec. East 146. 33 feet to the point of beginning, containing 31,244 square feet 0.72 acres according to a survey prepared by R. L. Montoya Land Surveying, dated October 26, 1982.