Bill Garrett Davidson County
Batch# 60595 DEEDWARR
02/21/2018 08:34:30 AM 3 pgs
Fees: $18.00 Taxes: $777.00
20180221-0016236

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, ~~whichever is~~ greater is $210,000.00.

Affiant

Subscribed and sworn before me this the 16th day of February, 2018.

Notary Public
My commission expires: 7.5.2021

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Rigoberto Manzo & Irma L. Manzo 153 Nashboro Greens Nashville, TN 37217	owners at property address	135-11-0C 049.00CO

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, JOHN L. STANTON, MARRIED AND JACOB A. STANTON, MARRIED, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to RIGOBERTO MANZO AND IRMA L. MANZO, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 206 as shown on the Horizontal Property Regime Private Element Plat, Nashboro Village - Tract 18, Phase Two, of record in Instrument No. 20010423-0039877, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to John L. Stanton, married, and Jacob A. Stanton, unmarried, joint tenants with right of survivorship by deed from L & W Holdings, LLC, dated 07/01/2008, of record in Instrument No. 20080708-0070276, said Register's Office.

The said Jacob A. Stanton having since married Jennifer Marie Stanton. Jennifer Marie Stanton joins in this conveyance to convey any marital interest that she may have in the property.

The said John L. Stanton warrants that he has never lived in the property and it is not his marital residence.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 153 Nashboro Greens, Nashville, TN 37217.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

Witness my hand this the 16th day of February, 2018.

Jacob A. Stanton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jacob A. Stanton, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 16th day of February, 2018.

My commission expires:

1/17/21

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

Witness my hand this the 16th day of February, 2018.

John L Stanton by Jacob A Stanton his Attorney-in-fact

John L. Stanton by Jacob A. Stanton, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 16th day of February, 2018, before me, the undersigned Notary Public in and for said County and State, personally appeared Jacob A. Stanton with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of John L. Stanton, by Specific Power of Attorney dated 2/8/, 2018, and who acknowledged that he executed the same as the free act and deed of John L. Stanton.

Witness my hand and official seal this 16th day of February, 2018.

My Commission Expires:

1/17/21

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

Witness my hand this the 8 day of February, 2018.

Jennifer Marie Stanton Jennifer Marie Stanton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jennifer Marie Stanton, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 8 day of February, 2018.

My commission expires: 2-13-18

TAMIKKA SCHMIDT
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Tamikka Schmidt
Notary Public

Certificate of Authenticity

I, Ashlee D Page, 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.

Ashlee D Page
Signature

State of Tennessee
County of Davidson

Personally appeared before me, Venikkia Cunningham a notary public for this county and state, Ashlee D. Page 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: 9/25/19

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019