Bill Garrett Davidson County
Batch# 61788 DEEDWARR
02/23/2018 09:49:06 AM 2 pgs
Fees: $13.00 Taxes: $1,106.30

20180223-0017237

WARRANTY DEED

MANAYAN-H18035

STATE OF Tennessee
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $299,000.00 .

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 20th DAY OF February, 2018

(Affix Seal) Notary Public

My Commission Expires: 3/23/21

STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES 3-23-2021

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
PROPERTY TITLE SERVICES, LLC
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075 (615-264-8727)

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Paula Jean Woodward-Manayan	NEW OWNER	034.07-0A-157.00 CO
1941 Nancy Beth Drive	136 Mockingbird Trail	
Madison, TN 37115	Gallatin, TN 37066	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, DAVID A. PELL, SINGLE MAN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto PAULA JEAN WOODWARD-MANAYAN, a single woman as 88% owner and DONALD EMIL MANG, JR., a single man as 12% owner hereinafter called the Grantee(s), their heirs and assigns, that 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. 11 on the Final Subdivision Plat of Harbor Village, Phase III, as shown of record in Instrument No. 20050331-0034862, as amended by Surveyors's Certificate of Correction of record in Instrument No. 20050406-0038091, Register's Office of r said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to David A. Pell, a single man, by deed from Gemma Crimmins and husband, Kevin Crimmins, by deed of record, recorded on 5/19/2016 as instrument number 20160519-0050130 in the Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property known as 1941 Nancy Beth Drive, Madison, Tennessee 37115 .

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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.

Witness my/our hand(s) this 20th day of February, 2018 :

David A. Pell

STATE OF Tennessee

COUNTY OF SUMNER

Personally appeared before me, Rhonda M. Hannah, a Notary Public in and for said County and State, the within named DAVID A. PELL, SINGLE MAN, the bargainor(s), 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 official seal at Sumner County, Tennessee, this 20th day of February, 2018.

Notary Public

My Commission Expires:

