(3)

WARRANTY DEED

BOX 10-A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $163,300.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 14 DAY OF March, 2018.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires March 8, 2021

Bill Garrett Davidson County
Batch# 69188 DEEDWARR
03/15/2018 10:12:04 AM 2 pgs
Fees: $13.00 Taxes: $604.21

20180315-0024368

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shelia Mantegani and Steven Mantegani	Pinnacle Bank	
(NAME)	(NAME)	
7816 Sawyer Brown Rd	150 3rd Ave S. Ste. 900	128-10 -216.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Nashville, TN 37201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **ROBERT E. THOMPSON AND WIFE, SHERYL THOMPSON**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SHELIA MANTEGANI AND STEVEN MANTEGANI, 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. 2A, on the Plan of Zone Lot Division of Lot No. 2, Clunan Heights Subdivision, Section 2, of record in Plat Book 6250, Page 27 and amended in Book 6250, Page 362, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Robert E. Thompson and wife, Sheryl Thompson by Warranty Deed from Frances A. Deal, now Frances A. Harmon, a married woman, recorded on the 10th day of June, 2005 in Instrument No. 20050610-0066603, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 7816 Sawyer Brown Rd, Nashville, TN 37221
(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.

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

Witness my hand this 14 day of March, 2018

ROBERT E. THOMPSON, BY: DANIEL BARRETT THOMPSON, ATTORNEY IN FACT

SHERYL THOMPSON, BY: DANIEL BARRETT THOMPSON, ATTORNEY IN FACT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 14 day of March, 2018, before me personally appeared Daniel Barrett Thompson, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Robert E. Thompson and Sheryl Thompson and acknowledged that ~~she~~ he executed the same as the free act and deed of Robert E. Thompson and Sheryl Thompson.

Witness my hand and official seal at Nashville, Tennessee this 14 day of March, 2018.

Commission expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR 8, 2021

Notary Public