STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00

Affiant

Subscribed and sworn to before me, this 14TH DAY OF JUNE, 2018.

Notary Public

MY COMMISSION EXPIRES: 11/29/2020

TINA HAWKINS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

# WARRANTY DEED

Bill Garrett Davidson County
Batch# 105212 DEEDWARR
06/15/2018 11:20:48 AM 2 pgs
Fees: $13.00 Taxes: $869 50

20180615-0057732

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
405 Two Mile Pike, Ste B
Goodlettsville, TN 37072

| ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME) | SEND TAX BILLS TO: | MAP, PARCEL NUMBERS |
|---|---|---|
| Clifton Blake Tinnell, unmarried man | First Bank (NAME) | |
| 4784 Cascade Drive (ADDRESS) | 318 Seaboard Lane Suite 205 (ADDRESS) | 06412001200 |
| Old Hickory, TN 37138 (CITY) (STATE) (ZIP) | Franklin, TN 37067 (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Brenda J. Manlove, an unmarried woman, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Clifton Blake Tinnell, unmarried man, hereinafter called the Grantees, 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. 282, ON THE MAP OF SHERWOOD FOREST, SECTION IV, OF RECORD IN PLAT BOOK 4460, PAGES 182 AND 183, REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED TO RONALD L. CLOSE ET UX, BRENDA J. CLOSE BY WARRANTY DEED FROM VIKING HOMES, INC., OF RECORD IN BOOK 4851, PAGE 340; AND BEING THE SAME PROPERTY AS FURTHER CONVEYED TO BRENDA J. CLOSE BY QUITCLAIM DEED FROM RONALD L. CLOSE, OF RECORD IN BOOK 6033, PAGE 81, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. BRENDA J. CLOSE HAVING SINCE BEEN MARRIED TO WILLIAM T. MANLOVE ON NOVEMBER 17, 1996 AND IS NOW KNOWN AS BRENDA J. MANLOVE. THE SAID WILLIAM T. MANLOVE, HAVING SINCE DIED ON JULY 28, 2013, LEAVING BRENDA J. MANLOVE, HIS SOLE SURVIVING SPOUSE AS TENANT BY THE ENTIRETY.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2018 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 4784 Cascade Drive, Old Hickory, TN 37138
(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.

Witness my/our hand(s) this 14th day of June, 2018.

**WARRANTY DEED**
(Continued)

Brenda J. Manlove

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Brenda J. Manlove, an unmarried woman, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14th day of June, 2018.

Notary Public

My Commission Expires: 1/24/2020

(SEAL)

TINA HAWKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY SUMNER

**RETURN TO:**
Birthright Title & Escrow, LLC
405 Two Mile Pike, Ste B
Goodlettsville, TN 37072