Bill Garrett Davidson County
Batch# 110974 DEEDWARR
06/29/2018 12:35:30 PM 2 pgs
Fees: $13.00 Taxes: $610.50
20180629-0063184

Prepared by:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF Wilson
The actual consideration or value, whichever is greater, for this transfer is $165,000.00.

Affiant

Subscribed and sworn to before me, this 26th day of June, 2018.

TRACY E. SPINKS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Notary Public
My commission expires: 4/13/2021

06-1805-76953

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Dawn Leady	NEW OWNER	033-04-0-A-034.00 CO
34 Rolling Meadows Dr		
Goodlettsville TN 37072		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **William L. Manley and Gary Wayne Manley, devisees of the Last Will and Testament of Mildred E. Manley, deceased**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Dawn M. Leady, a single woman**, hereinafter called the Grantees, their successors 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 Unit No. 34, on the Plan of Rolling Meadows, Phase 1, Section Two, of record in Book 6250, Page 732, Register's Office for Davidson County, Tennessee, said Register's Office, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to John L. Manley and Mildred E. Manley by deed from William M. Simmons and Cynthia Lavelle Simmons, his wife, dated November 20, 1986, recorded December 12, 1986, of record in Book 7067, Page 207, Register's Office for Davidson County, Tennessee. The said John L. Manley having since died on January 10, 2012. The said Mildred E. Manley died testate on July 22, 2012 being predeceased by her husband John L. Manley, leaving a Last Will and Testament filed for Probate in Docket No. 12P-1260, Probate Court for Davidson County, Tennessee. The Last Will and Testament of Mildred E. Manley, deceased, devised subject property to her sons, William Lee Manley and Gary Wayne Manley.

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

This property is improved property known as 34 Rolling Meadows Dr, Goodlettsville, TN 37072.

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 assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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 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 28 day of June, 2018.

William L. Manley, devisee

Gary Wayne Manley, devisee

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named William L. Manley, devisee, and Gary Wayne Manley, devisee, under the last will and testament of Mildred E. Manley, deceased, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand in Mt. Juliet, TN, this 28 day of June, 2018.

Notary Public
State of Tennessee at Large

My Commission expires:
12/20/2020

CHERI D BAYER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 12-20-2020

True Copy Certification

I, Penny Y. Ray, 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.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray 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: 5/6/19
Notary' Seal (if on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY