RECORDING INFORMATION

Karen Y Johnson Davidson County
Batch# 152873 DEEDWARR
10/19/2018 04:05:30 PM 3 pgs
Fees: $18.00 Taxes: $666.00
20181019-0104098

THIS INSTRUMENT PREPARED BY:
Webb Sanders PLLC
3037A Highway 31W, P.O. Box 887
White House, TN 37188

STATE OF TENNESSEE)
COUNTY OF Robertson)

The actual consideration for this transfer or value of property transferred (whichever is greater) is $180,000.00.

Affiant

Sworn to and subscribed before me this 18th day of October, 2018.

Notary Public

My Commission Expires: 3-30-21

(SEAL)

KEMBERLY POWELL
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

GENERAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Number(s):
Nawas Salman Hussein 221 Coleridge Court Antioch, TN 37013	New Owner(s)	162-02-0-110.00

This Indenture is made on the 18th day of October, 2018, by and between **LOIS J. MANLOVE, AN UNMARRIED WOMAN** ("Grantor"), and **NAWAS SALMAN HUSSEIN** ("Grantee").

Grantor, for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration in hand paid, bargains, sells and conveys to Grantee the following described real estate, situated in the County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being Lot No. 69 on the Plan of Colewood Acres, Section 2, as of record in Book 3700, page 135, Register's Office of said County.

Said Lot fronts 70 feet on the Southerly side of Coleridge Court and extends back 121.5 feet on the Easterly line and 126.4 feet on the Westerly line to a dead line and measures 96.98 feet thereon.

Being the same property conveyed to Mary Pearl Krantz by Warranty deed from Jerry L. Manlove and wife, Lois J. Manlove of record in Book 4807, page 965, Register's Office for Davidson County, Tennessee, dated April 21, 1974 and recorded on April 22, 1974.

Being the same property conveyed to Mary Pearl Krantz, unmarried Lois J. Manlove, unmarried by Quit Claim deed from Mary Pearl Krantz of record in Book 9988, page 476, Register's Office for Davidson County, Tennessee, dated January 29, 1996 and recorded on March 25, 1996. The said Mary Pearl Krantz died February 20, 2004 leaving the said Lois J. Manlove as the fee simple title holder.

This conveyance is being made subject to:

1. Taxes for the year 2019 and subsequent years, a lien not yet due and payable.

2. Subject to all matters shown on the Plan of record in Plat Book 3700, Page 135, Register's Office for Davidson County, Tennessee.

3. Restrictions of record in Book 4158, Page 42 and Book 4178, Page 738, in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said property, together with the appurtenances, hereditaments, estate, title and interest thereto belonging, to Grantee.

Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said property in fee simple, has good right to convey it and that it is unencumbered. Grantor further covenants and binds itself and its successors and assigns to warrant and defend to Grantee forever the title to said property against the lawful claims of all persons whomsoever, excluding claims arising out of the matters set forth above.

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed as of the 18th day of October, 2018.

GRANTOR:

Lois J. Manlove

Lois J. Manlove

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned, Notary Public for the aforesaid State and County, LOIS J. MANLOVE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of October, 2018.

Notary Public

My Commission Expires: 03/24/2020

LISA G HODGES
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

TRUE COPY CERTIFICATION

I, LISA HODGES, 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.

Lisa Hodges

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Personally appeared before me, RYAN GARDNER, a notary public for this county and state, LISA HODGES who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: _____

