Karen Y Johnson Davidson County
Batch# 157181 DEEDWARR
11/06/2018 03:33:30 PM 3 pgs
Fees: $18.00 Taxes: $758.50
20181106-0110087

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF NOVEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 6/25/21
(AFFIX SEAL)

WILLIAM S CORLEY
STATE OF TENNESSEE NOTARY PUBLIC
MARSHALL COUNTY

THIS INSTRUMENT WAS PREPARED BY
Laura Perry, Homeland Title, LLC, 1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: HTF18-091182

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Dannie K. Curry	CityWorth Mortgage	
(NAME)	(NAME)	
617 Brook Drive	11781 Lee Jackson Hwy	162-10-0-022.00
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Fairfax, VIRGINIA 22033	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Two Hundred Five Thousand And No/100 Dollars ($205,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, BRENDA JOY MANLOVE, UNMARRIED, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DANNIE K. CURRY, SINGLE MAN, 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. 22 on the Plan of Brook View Estates, Section 1 of record in Plat Book 4460, Page 103, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to William T. Manlove by Warranty deed from Randy Lee Gentry and wife, Cheryl K. Gentry of record in Book 8616, page 789, Register's Office for Davidson County, Tennessee, dated May 01, 1992 and recorded on May 04, 1992.

Being the same property conveyed to Martha C. Child, Trustee by Quitclaim Deed from William Terry Manlove and wife Brenda Joy Manlove of record in Instrument Number. 20070417-0045790, Register's Office for Davidson County, Tennessee, dated March 28, 2007 and recorded on April 17, 2007 and within the same deed the said Martha C. Child, Trustee conveyed her interest in the subject property to William

Terry Manlove and wife, Brenda Joy Manlove.

William Terry Manlove, having since died on July 28, 2013, leaving said property to wife, Brenda Joy Manlove

unimproved ☐

This is improved ☒ property, known as 617 Brook Drive, Antioch, TN 37013

(House No.) (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.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness Brenda Joy Manlove, UNMARRIED this 1 day of Nov 2018

Brenda Joy Manlove

Brenda Joy Manlove

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 1st day of November, 2018, before me personally appeared Brenda Joy Manlove, to me this day and acknowledged and executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 1st day of November, 2018.

Notary Public

My Commission Expires: 10.12.19

(SEAL)

LAURA D. PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I, Jamie Ivey, 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 therewith 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, William S. Corley, a notary public for this county and state, Jamie Ivey, 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: 06/29/2021

