Name and Address of New Owner:
Brooke Ann Bolus and Paul Michael Nelson
319 Manzano Road
Madison, TN 37115
Send Tax Bills To:
Brooke Ann Bolus and Paul Michael Nelson
319 Manzano Road
Madison, TN 37115
This Instrument Prepared By:
Steven P. Disser Esq.
Greater Nashville Title, LLC
200 Madison Street
Madison, TN 37115

Map & Parcel No: 04315018100

Karen Johnson Davidson County
Batch# 205610 DEEDWARR
03/13/2019 04:02:30 PM 3 pgs
Fees: $18.00 Taxes: $514.30
20190313-0023276

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Seth McCartney Thornton, an unmarried man**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Brooke Ann Bolus, an unmarried woman and Paul Michael Nelson, an unmarried man, Joint Tenants** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in the Tenth Councilmanic District of Davidson County, Tennessee. Described more precisely as follows:

Beginning at an iron rod on the north right-of-way of Manzano Road, said point being located 270 feet east of centerline of Fawn Lane; Thence, with the north right-of-way of Manzano Road, N80°43'05"W 15.00 feet to an iron rod at Fitz Subdivision, as of record in Plat Book 8250, page 544, Register's Office Davidson County, Tennessee; Thence, leaving the right-of-way of Manzano Road with the line of Fitz Subdivision and the property of Marcus Wilson, as of record in Book 20000731-0075197, Register's Office Davidson County, Tennessee , N09°45'00"E 199.61 feet to a 15 foot alley way; Thence, leaving the property of Marcus Wilson with the line of a 15 foot alley way, S80°59'42"E 100.63 feet to the corner of Manzano Estates; Thence, with the line of Manzano Estates, S09°55'49"W 100.00 feet to an iron rod; Thence, leaving the line of Manzano Estates, N80°57'34"W 85.32 feet to an iron rod; Thence, S09°45'00"W 99.74 feet to the point of beginning; Containing: 20,047 square feet, more or less.

Surveyed August 20, 2018 by L. Steven Bridges, Jr., RLS 1740 of Bridges Land Surveying and Consulting, 205 Shivel Drive, Hendersonville, Tennessee 37075. Phone: 615-822-5394.

Being the same property conveyed to Seth McCartney Thornton, by Warranty Deed dated July 6, 2018 from Dean Everett Flint, Trustee of The Dean Everett Flint Revocable Living Trust dated December 25, 1999 as amended on June 10, 2003, recorded July 11, 2018, in Instrument Number 20180711-0066675, in the Official Records of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 8th day of March, 2019.

_____(SEAL)
Seth McCartney Thornton by Jodie Ann Thornton,
his Attorney-In-Fact

by his ATTORNEY IN FACT

STATE OF TENNESSEE
COUNTY OF DAVIDSON
On this 8th day of March, 2019, before me personally appeared Jodie Ann Thornton, to me known to be the person (or persons) described in (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Seth McCartney Thornton, and acknowledged that she executed the same as the free act and deed of the said Seth McCartney Thornton.

Witness my hand, at Madison, Tennessee, this the 8th day of March, 2019..

Sandy Balent
Notary Signature
My Commission Expires: 11-5-19

SANDY BALENT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $139,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this
8th day of March, 2019.

_____
Notary Public
My commission expires:_____
File No. 2019-143

MATTHEW PHELAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-06-2022

True Copy Certification

I, Danielle Chandler, do hereby make oath that I am a licensed attorney and/or 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 and authenticated according to law.

Signature

State of TENNESSEE

County of DAVIDSON

Personally appeared before me, Thomas Vorholt II, a notary public for this county and state, Danielle Chandler who acknowledges that this certification of electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires 8.4.20

Notary Seal

THOMAS VORHOLT II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY