THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 224569 DEEDWARR
05/01/2019 02:47:30 PM 3 pgs
Fees: $18.00 Taxes: $998.63
20190501-0040509

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Thomas J. Manuel and Kelli M. Clayton 904 Elvira Avenue Nashville, TN 37216	TrustMark National Bank PO BOX 22869 Jackson, Mississippi 39225	072-05-0-075

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Sean Reilly and Stevie Reilly, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **Thomas J. Manuel, a single man and Kelli M. Clayton, a single woman, Tenants in Common with Right of Survivorship**, hereinafter called the Grantees, their heirs, successors, and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being the Easterly 70 feet of the Westerly 120 feet of Lot No. 2 on the Plan of C. W. Wallers Subdivision of John D. Anderson Home Place of record in Plat Book 547, Page 6, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said part of Lot No. 2 fronts 70 feet on the Southerly side of Elvira Avenue and runs back between parallel lines 180 feet to a dead line.

Being the same property conveyed to Sean Reilly and Stevie Reilly, husband and wife, by Warranty Deed from Camilla Sorhus, a single woman, of record on May 10, 2016, at Instrument No. 20160510-0046282, Davidson County Register of Deeds.

This property is commonly known as 904 Elvira Avenue, Nashville, TN 37216.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, forever. GRANTOR covenants with said GRANTEE 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 set out herein. We do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 our hands, this 30 **day of April, 2019**:

Sean Reilly

Stevie Reilly

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Sean Reilly** and **Stevie Reilly,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 30 day of April, 2019:

W. AARON PORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Notary Public

My Commission Expires: 5/31/22

STATE OF TENNESSEE

COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$269,900.00**:

Ashley Noffsinger
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THIS 30 DAY OF April, 2019:

Anne Marie Angel
Notary Public

My Commission Expires: 3/8/2021

Anne Marie Angel State of Tennessee Notary Public Davidson County

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.

Penny Y. Ray
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)

