WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 500,000.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9 day of August, 2019.

Notary Public

COMMISSION EXPIRES: 9/25/19

VENIKKIA BRANCH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

(Affix Seal)

(BLANK FOR REGISTER'SOFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 269561 DEEDWARR
08/09/2019 03:59:30 PM 3 pgs
Fees: $18.00 Taxes: $1,850.00
20190809-0079672

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Roletha Pillow	Roletha Pillow	049 01 0 021.00
(NAME)	(NAME)	
3940 Lloyd Road	3940 Lloyd Road	
(ADDRESS)	(ADDRESS)	
Whites Creek, TN 37189	Whites Creek, TN 37189	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Lethia Mann, an unmarried woman,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Roletha Pillow, a married woman,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, 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 Lot No. 17 of the Plan of Ole Orchard Phase 2, as of record in Instrument Number 20010504-0046318 with Surveyor's Certificate of Correction of record as Instrument 20011218-0139648, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Horace Mann and Lethia Mann, husband and wife by Deed dated January 23, 2004 from Edward B. Baldwin III and Tisha C Baldwin, husband and wife, recorded January 27, 2004, in Instrument Number 200401270010090, in the Official Records of Davidson County, Tennessee. The said Horace Mann having since died on October 12, 2012 leaving his wife, Lethia Mann as the surviving tenant by the entirety.

This conveyance is subject to: Restrictive Covenants, recorded as Instrument 200104120036220 and re-recorded as Instrument 200109040095528; Charter Amendment, recorded in Book 9488, Page 132; Easement, recorded in Book 5026, Page 304; Agreement for Dedication of Easement for Sanitary Sewers and or Storm Drainage, recorded in Book 7569, Page 422, Book 7573, Page 245, Book 9400, Page 102 and Book 9596, Page 312; Plat, recorded as Instrument 200105040046318 and Surveyor Certificate of Correction, recorded as Instrument 200112180139648, Register's Office for Davidson County, Tennessee

This is Improved property, known as 3940 Lloyd Road (House Number) (Street) | (P.O. Address) | Nashville, TN (City or Town) | 37189 (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, successors 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, 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 9 day of August, 2019.

Lethia Mann

Lethia Mann

State of Tennessee

County of Davidson

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared Lethia Mann, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument as her free act and deed for the purposes therein contained.

WITNESS my hand and seal this 9 day of August, 2019.

Commission Expires: _____

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MARCH 07, 2023

Certificate of Authenticity

I, Ashlee D Page, 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.

Ashlee D Page

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Venikkia Cunningham a notary public for this county and state, Ashlee D. Page, 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: 9/25/19.

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019