**This instrument was prepared by:**
**Please record and return to:**
**Freedom Title Services, LLC**
**109 Hazel Path, Suite 2**
**Hendersonville, TN 37075**
**(615) 822-8332 phone**
**(615) 822-8321 fax**

Karen Johnson Davidson County
Batch# 304791 DEEDWARR
10/23/2019 10:19:30 AM 3 pgs
Fees: $18.00 Taxes: $1,180.30
20191023-0108638

# WARRANTY DEED

FOR AND IN 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, WE, **MARSHALL VANOY, JR.**, HEREINAFTER CALLED GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KELLEE Q. MANNIX and MICHAEL B. MANNIX, WIFE AND HUSBAND,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 84, ON THE PLAN OF CASTLEWOOD ESTATES, SECTION 2, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 2331, PAGE 91, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO MARSHALL VANOY, JR. BY QUITCLAIM DEED FROM FRANCES VANOY SCHOOLEY, FKA FRANCES LOIS VANOY, SUBJECT TO A LIFE ESTATE RESERVED HEREIN, RECORDED ON SEPTEMBER 27, 2006, OF RECORD IN INSTRUMENT NO. 20060927-0119639, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. FRANCES VANOY SCHOOLEY IS NOW DECEASED. HER DATE OF DEATH IS 10/25/18.

**This is improved property, known as 2309 SELMA AVENUE, NASHVILLE, TN 37214.**

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantees. Grantors covenant with Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 18th day of October, 2019.

Marshall Vanoy Jr.
MARSHALL VANOY, JR.

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned authority, Marshall Vanoy, Jr. with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and made oath that they executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, Tennessee, on this the 18th day of October, 2019.

NOTARY PUBLIC
My commission expires: 5-20-20

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater, for this transfer is **$319,000.00.**

Liz Davis
Affiant

Subscribed and sworn to before me, this the 18th day of October, 2019.

NOTARY PUBLIC
My commission expires: 2/1/23

**Address New Owner(s) as follows:**
Kellee Q. Mannix & Michael B. Mannix
2309 Selma Avenue
Nashville, TN 37214

**Send Tax Bills To:**
Same as above

**MAP/PARCEL: 084-15-0/022.00**

TRUE COPY CERTIFICATON

I, Jill Simmons, 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.

Signature

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jill Simmons the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that she executed the within instrument for the purposes therein contained

Notary Public

My Commission Expires: 9·16·2020

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY