Karen Johnson Davidson County
Batch# 313837 DEEDWARR
11/08/2019 03:08:13 PM 2 pgs
Fees: $13.00 Taxes: $962.00

20191108-0115870

Y-VRES-19-1900

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF NOVEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES: May 9, 2023

(AFFIX SEAL)

MITZI SPRING
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 9, 2023

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Barbara Manners	**New Owner**	
(NAME)	(NAME)	
109 Round Lake Road		**034-06-0-022.00**
(ADDRESS)	(ADDRESS)	
Ridgefield, CT 06877		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JASON FRIDENSTINE, TRUSTEE OF THE FH TRUST DATED SEPTEMBER 27, 2017**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BARBARA MANNERS, A MARRIED WOMAN**, hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

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. 47 on the Plan of Shepherd Hills, Section 2, of record in Book 2900, page 12, Register's Office for said County.

Said Lot fronts 120 feet on the South side of Spring Branch Drive and runs back between parallel lines 350 feet to a dead line.

Being the same property conveyed to Jason Fridenstine, Trustee of The FH Trust Dated September 27, 2017 by Warranty deed from Roxanne Whited of record in Instrument No. 20171026-0110003 Register's Office for Davidson County, Tennessee, dated October 23, 2017 and recorded on October 26, 2017.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 2900, Page 12, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 2452, Page 41, in the Register's Office for Davidson County, Tennessee.
- Sanitary Sewers and/or Storm Drainage of record in Book 5703, Page 155, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **Improved** property known as: **1900 Spring Branch Drive, Madison, Tennessee 37115**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Witness my/our hand(s) this the 6th DAY OF NOVEMBER, 2019.

The FH Trust Dated September 27, 2017

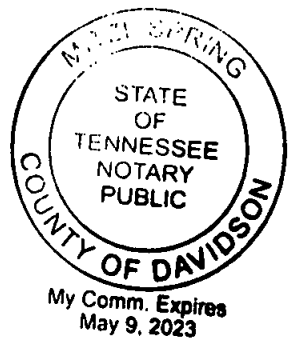
BY: _____
Jason Fridenstine
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JASON FRIDENSTINE, TRUSTEE OF THE FH TRUST DATED SEPTEMBER 27, 2017, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 6th of November, 2019.

_____
Notary Public
My Commission Expires May 9, 2023
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212