Karen Johnson Davidson County
Batch# 324236 DEEDWARR
12/04/2019 09:00:30 AM 3 pgs
Fees: $18.00 Taxes: $1,335.70
20191204-0124796

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $361,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 3rd day of December, 2019.

(Affix Seal) Notary Public

My Commission Expires:

MARIAH SUTTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2023

2019-940-1

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

KATHLEEN HALE MCCLELLAN, ESQ.
HALE AND HALE, PLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Andrew Brian Manci and Kayla Olivia Manci 7357 Olmsted Drive Nashville, TN 37221	New owner	Map/Parcel 155-08-0E-039.00-C

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Colton Starr McGee and Heather McGee, formerly known as Heather M. Dicus, as tenants in common with right of survivorship,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do hereby transfer and convey unto **Andrew Brian Manci and Kayla Olivia Manci, husband and wife, joint tenants**, hereinafter called the GRANTEES, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 16, Final Plat, Resubdivision Bellevue Highlands, Phase 2, as shown on plat of record in Instrument No. 20010202-0010403, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Colton S. McGee and Heather M. Dicus, as tenants in common with right of survivorship, by Warranty Deed from Seok-Hyung Kim and Minjoo Kim, husband and wife, dated August 14, 2014, of record in Instrument No. 20140819-0075255, Register's Office for Davidson County, Tennessee. The said Heather M. Dicus is now known as Heather McGee.

This conveyance is subject to the following: 2020 Davidson County Taxes, a lien, not yet due and payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record.

This is improved property known as 7357 Olmsted Drive, Nashville, TN 37221 .

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 and assigns forever; and the GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and they do further covenant and binds themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, 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 our hands this 3rd day of December, 2019:

Colton Starr McGee

Heather McGee (formerly known as Heather M. Dicus)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 3rd day of December, 2019, before me personally appeared Colton Starr McGee and Heather McGee (formerly known as Heather M. Dicus), to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 3rd day of December, 2019.

Notary Signature
My commission expires: 12-5-2020

KATHLEEN HALE MCCLELLAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 12-05-2020

True Copy Certification

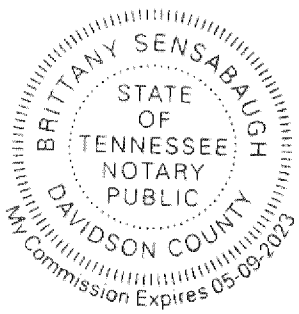
I, Margaret Philpott, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally, appeared before me, Brittany Sensabaugh, a notary public for this county and state, Margaret Philpott who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary Public

My Commission Expires: 05-09-23