Karen Johnson Davidson County
Batch# 365074 DEEDWARR
02/28/2020 03:21:30 PM 3 pgs
Fees: $18.00 Taxes: $740.00
20200228-0022605

This Instrument Prepared By:
Thomas I. Bottorff, Attorney-at-Law
Watauga Title and Escrow Co., LLC
230 Glenis Drive, Suite 304, Liberty Square
Murfreesboro, Tennessee 37129
from information furnished by the parties

ADDRESS NEW OWNER:
Chet R. Hemenway, Jr. et ux
1705 D Ville Drive
Nashville, Tennessee 37217

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
~~NCNB~~ BANK of America, NA
7105 Corporate Dr.
Plano, TX 75024

MAP/PARCEL:
135-01-0-032.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Vernon Wayne Mannon, unmarried,** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **Chet R. Hemenway, Jr. and Ashley Hemenway, husband and wife,** hereinafter called the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Being all of **Lot No. 161 on the Plan of Town Park Estates,** as shown by plat and survey of record in Plat Book 3330, page 64 and 65, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Vernon Wayne Mannon and wife, Patricia Ann Mannon, by Warranty Deed dated February 25, 1986 from Arnie T. Childers, unmarried, of record in Book 6797, page 941, Register's Office for Davidson County, Tennessee. The said Patricia Ann Mannon died on April 02, 2016 leaving the said Vernon Wayne Mannon as the surviving tenant by the entirety.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2020 and subsequent years.

This is **improved** property known as **1705 D Ville Drive, Nashville, Tennessee 37217.**

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, GRANTOR does covenants with the said GRANTEES that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and 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 hand this the **27th** day of **February, 2020**.

Vernon Wayne Mannon

Vernon Wayne Mannon

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Vernon Wayne Mannon**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 27th day of February, 2020.

Lisa D. Turner

Lisa D. Turner
NOTARY PUBLIC

LISA D. TURNER NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

My Commission Expires: 4/20/2020

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ SUMNER (DP)

The actual value or consideration, whichever is greater, for this transfer is $200,000.00.

D L Paulson

AFFIANT

Subscribed and sworn to before me on this 28th day of February, 2020.

NOTARY PUBLIC

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

My Commission Expires: OCT 2 0 2020

File No. 19125787

True Copy Certification

I, KRISTEN TRAINI, 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 SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI 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: 11/22/23
Notary's Seal (if on paper)

LELAND L. COLEMAN, JR.
STATE OF TENNESSEE
NOTARY PUBLIC
MY COMM. EXP.
SUMNER COUNTY