ADDRESS NEW OWNER: Richard O. Craven
Aly M. Craven
5528 Saddlewood Ln
Brentwood, TN 37027

SEND TAX BILL TO: NEW OWNERS
5528 SADDLEWOOD LN
BRENTWOOD, TN 37027

Karen Johnson Davidson County
Batch# 368343 DEEDWARR
03/06/2020 08:52:30 AM 3 pgs
Fees: $18.00 Taxes: $1,794.50
20200306-0025296

MAP-PARCEL NOS. 171-08-0-013.00

Prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229-2004

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Donna H. Manning, unmarried** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Richard O. Craven and Alyson M. Craven, husband and wife** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Being Lot No. 8 on the Plan of Saddlewood of record in Book 5200, Page 128, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to David L. Manning and wife, Donna H. Manning, from H & B Development Co., a partnership composed of Robert N. Hutcheson and M. Douglas Brown, by Deed recorded on May 24, 1979, in Book 5440, Page 361, Register's Office for Davidson County, Tennessee. David L. Manning passed away on August 4, 2019 leaving Donna H. Manning as the sole surviving tenant by the entirety.

This is property with a common address of 5528 Saddlewood Ln, Brentwood, TN 37027.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year having been prorated and payment of same being assumed by the Grantee.(2) All matters appearing on the Plan of record in Plat Book 5200, Page 128, Register's Office for Davidson County, Tennessee.(3) Restrictive Covenants of record in Book 5390, Page 306, said Register's Office

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever. And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 28th day of February 2020.

Donna H. Manning

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Donna H. Manning, unmarried,** with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 28th day of February 2020.

CINDY S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 3, 2020

Notary Public
My Commission Expires:

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $485,000.00.

Affiant

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

D. Hardwick
STATE OF TENNESSEE NOTARY PUBLIC
County of Sumner

Notary Public
My Commission Expires: 5/23/2023

File No. 2002K031

Certificate of Authenticity

I, Leslie Garside, 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.

Leslie Garside

Signature

State of Tennessee

County of Davidson

Personally appeared before me, D. Hardwick, a notary public for this county and state, Leslie Garside who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

D. Hardwick

Notary's Signature

My Commission Expires: 5/23/2023

Notary's Seal (If on paper)

