WARRANTY DEED

Karen Johnson Davidson County
Batch# 383738 DEEDWARR
04/09/2020 09:59:31 AM 2 pgs
Fees: $13.00 Taxes: $1,739.00

20200409-0037484

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$470,000.00.**

Affiant

Subscribed and sworn to before me, this the 31st day of March, 2020.

Notary Public

My commission expires:
(AFFIX SEAL)

HOLLY DEES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 7, 2023

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
William Davidson Tanner	NEW OWNER	**Map 091-07-0 Parcel 408-00**
5321 Pennsylvania Avenue		
Nashville, TN 37209		

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, WE,

Kristin Paige Roady and Michael Mantegna, wife and husband joint tenants with right of survivorship HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

William Davidson Tanner, a single man

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:

Land in Davidson County, Tennessee, being Lot No. 1222 of Block 34, West Nashville, Plan No. 2, of record in Book 57, Page 172, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being all of the same property conveyed to Kristin Paige Roady, a single woman, and Michael Mantegna, a single man, joint tenants with right of survivorship, by Deed dated March 31, 2016 from Slegae, LLC, of record in Instrument No. 20160404-0031624, Register's Office for Davidson County, Tennessee.

Conveyance of the above described property is subject to the following: 1) The Plan of record in Book 57, Page 172, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2) Electric Permit of record in Book 5587, Page 349, said Register's Office. 3) Taxes for the current year prorated and assumed by the Grantee.

This is improved (__x__) Unimproved (____) property, known as **5321 Pennsylvania Avenue, Nashville, TN 37209**

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 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 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 my/our hand(s) this **31st** day of **March, 2020.**

Kristin Paige Roady

Kristin Paige Roady

Michael Mantegna

Michael Mantegna

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Kristin Paige Roady and Michael Mantegna,** the within named sellers, with whom I am personally acquainted (or 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 Nashville, Tennessee, this **31st** day of **March, 2020.**

Diana M. Aubin

Notary Public

My Commission Expires: 10-7-23

