WARRANTY DEED

Karen Johnson Davidson County
Batch# 408328 DEEDWARR
05/29/2020 04:01:17 PM 2 pgs
Fees: $13.00 Taxes: $906.50

20200529-0055773

O-TWG-20-1813

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $245,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF MAY, 2020.

Notary Public

MY COMMISSION EXPIRES: 9/7/2021

(AFFIX SEAL)

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)
Laura Gleaves Mitchell	**New Owner**	
(NAME)	(NAME)	**069-16-0-152-00**
818 Dewees Avenue	**NEW OWNERS**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(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, **DEWAY 1813 MANCHESTER AVE, LLC., A GEORGIA LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LAURA GLEAVES MITCHELL, MARRIED,** 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:

Land in Davidson County, Tennessee, being Lot No. 45 on the Plan of Ashton Subdivision of L. M. Lewis Farms at Bordeaux of record in Plat Book 421, Page 19, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Included in this conveyance is 1997 Sout Manufactured Home, Model; Eli Manufacturer's Serial Nos. DSD3AL17747A and DSD3AL17747B, as evidenced by Affidavit of Affixation Manufactured or Mobile Home of record in Instrument No. 20140514-0041317, said Register's Office.

Being the same property conveyed to Deway 1813 Manchester Ave, LLC., a Georgia Limited Liability Company by Warranty deed from Angelica Holden and husband Eric Holden of record in Instrument No. 20171002-0100793 Register's Office for Davidson County, Tennessee, dated September 29, 2017 and recorded on October 02, 2017.

This conveyance is subject to:
- Taxes for the year 2020.
- Subject to all matters shown on the Plan of record in Plat Book 421, Page 19, 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: **1813 Manchester Avenue, Nashville, Tennessee 37218-2639**.

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 20th DAY OF MAY, 2020.

Deway 1813 Manchester Ave, LLC., a Georgia Limited Liability Company

BY: _____
Elizabeth Brent Dewberry
Manager

BY: _____
Douglas G. Dewberry, II
Manager

STATE OF GEORGIA
COUNTY OF FULTON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ELIZABETH BRENT DEWBERRY, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MANAGER of DEWAY 1813 MANCHESTER AVE, LLC., A GEORGIA LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such MANAGER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 19 of May, 2020.

_____
Notary Public
My Commission Expires: May 11, 2024
(SEAL)

LUIS SANDOVAL NOTARY EXPIRES GEORGIA May 11, 2024 PUBLIC COBB COUNTY

STATE OF GEORGIA
COUNTY OF FULTON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DOUGLAS G. DEWBERRY, II, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MANAGER of DEWAY 1813 MANCHESTER AVE, LLC., A GEORGIA LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such MANAGER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 19 of May, 2020.

_____
Notary Public
My Commission Expires: May 11, 2024
(SEAL)

LUIS SANDOVAL NOTARY EXPIRES GEORGIA May 11, 2024 PUBLIC COBB COUNTY

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