Karen Johnson Davidson County
Batch# 442319 DEEDWARR
07/22/2020 12:22:30 PM 3 pgs
Fees: $18.00 Taxes: $858.40
20200722-0080479

Name and Address of New Owner:
Hannah A. Reed
213 West Cedar St.
Goodlettsville, TN 37072

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Greater Nashville Title, LLC
200 Madison Street
Madison, TN 37115

Map & Parcel No: 025-04-0-018.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Brian Lee Manning and Susan Ashley Manning, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Hannah A. Reed, a single woman**, "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 18 on an unrecorded survey by Ragan, Smith & Associates, Inc., dated August 13, 1979, and described as follows:

Beginning at an iron pin in the Northerly margin of Cedar Street; thence, with the margin of said street round a curve having a radius of 675.03 feet, a distance of 102.00 feet to an iron pin; thence, North 6 degrees 08 minutes 39 seconds West 135.18 feet to an iron pin; thence, North 87 degrees 48 minutes 15 seconds East 55.84 feet to an iron pin; thence, South 22 degrees 06 minutes 5 seconds East 159.37 feet to the point of beginning.

Being the same property conveyed to Brian Lee Manning and Susan Ashley Manning, husband and wife by Warranty deed from Ryan McArthur and Sarah McArthur, of record in Instrument No. 20170503-0044010, Register's Office for Davidson County, Tennessee, dated April 27, 2017 and recorded on May 03, 2017. (Value of consideration shown in aforementioned deed $189,650.00.)

Being improved property also known as 213 West Cedar Street Goodlettsville, Tennessee 37072.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 12th day of March, 2020.

Brian Lee Manning by Susan Ashley Manning, his AIF (SEAL)
Brian Lee Manning by Susan Ashley Manning, his Attorney-In-Fact

Susan Ashley Manning (SEAL)
Susan Ashley Manning

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 12th day of March, 2020 before me personally appeared **Susan Ashley Manning,** to me known (or who proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **Brian Lee Manning,** and acknowledged that she executed the same as the free act and deed of the said **Brian Lee Manning.**

Witness my hand and seal this the 12th day of March, 2020.

Notary Public
My Commission Expires: 3/8/21

STEVEN PAUL DISSER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Susan Ashley Manning, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, this 12th day of March, 2020.

STEVEN PAUL DISSER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My commission expires: 3/8/21

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $232,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
12th day of March, 2020.

Notary Public
My commission expires:

REBECCA SHUKIS TENNESSEE NOTARY PUBLIC My Comm Exp. 12.15/2021 COUNTY OF WILLIAMSON

File No. 2020-610

True Copy Certification

I, **Jennifer Pennell**, 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 Dickson

Personally appeared before me, **Frances Wymonett Rose**, a notary public for this county and state, **Jennifer Pennell** 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: 2/22/2022

FRANCES WYMONETT ROSE
STATE OF TENNESSEE
NOTARY PUBLIC
DICKSON COUNTY
My Commission Expires 02-22-2022