WARRANTY DEED

Karen Johnson Davidson County
Batch# 704119 DEEDWARR
08/25/2021 11:33:09 AM 2 pgs
Fees: $13.00 Taxes: $562.40

20210825-0114790

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $152,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of August, 2021

Notary Public

MY COMMISSION EXPIRES: 4-14-23

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, 301 S. Perimeter Park Drive, Suite 125, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Manzano Housing, LLC	Manzano Housing LLC	043-15-0-180.00
(NAME)	(NAME)	
34 Embry Road	34 Embry Road	
(ADDRESS)	(ADDRESS)	
Leoma, TN 38468	Leoma, TN 38468	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Raymond Ufford and Mary Ufford, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Manzano Housing, LLC, a Tennessee Limited Liability Company** 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:

A certain tract or parcel of land located in Davidson County, Tennessee and described as follows, to-wit:

Being Lot No. 2 on the Final Plat of the Resubdivision of Lot No. 2 of Fitz Subdivision, of record in Plat Book 8250, Page 544, Register's Office for Davidson County, Tennessee, to which Plan reference is here made for a more complete description of said lot.

Being the same property conveyed to Raymond Ufford and Mary Ufford, Husband and Wife from Dean Everett Flint, an unmarried person by Warranty Deed on February 25, 2016, of record in Instrument Number 20160302-0020079, Register's Office for Davidson County, Tennessee.

Subject to all matters as shown on Plan of record in Plat Book 8250, Page 544, Register's Office for Davidson County, Tennessee.

Any and all zoning regulations, building restrictions, setback lines, if any, and all easements for public utilities.

Taxes have been prorated and assumed by the Grantee(s).

unimproved ☐

This is improved ☑ property, known as 323 & 325 Manzano, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with 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 hands this 16th day of August, 2021.

Raymond Ufford

Mary Ufford

State of ALABAMA
County of Marshall

Personally appeared before me Raymond Ufford and Mary Ufford, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 13th day of August, 2021.

Notary Public [illegible] State at Large
My Commission Expires: 8/31/2024

File No.: 2021106030