WARRANTY DEED

File #2021-734

STATE OF Indiana
COUNTY OF Marion

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $308,000.00.

Affiant

Subscribed and sworn to before me on November 1, 2021.

NOTARY PUBLIC
My Commission Expires:

LYNN M. RYAN
Notary Public, State of Indiana
Marion County
Commission # NP0707244
My Commission Expires
November 05, 2025

Karen Johnson Davidson County
Batch# 750759 DEEDWARR
11/08/2021 12:34:18 PM 2 pgs
Fees: $13.00 Taxes: $1,139.60

20211108-0148938

THIS INSTRUMENT WAS PREPARED BY:
ASHWORTH LAW FIRM, PLLC
237 2nd Avenue South
Franklin, TN 37064

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #:
Gary & Claire Hart 143 N. Berwick Lane Franklin, TN 37069	NEW OWNER	142-09-0B-811.00 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **GERALD D. MANN, II, AN UNMARRIED MAN**, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **GARY HART AND CLAIRE HART, TRUSTEES OF THE HART FAMILY REVOCABLE LIVING TRUST**, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 811, together with the Carport designated No. 811-C on the plan of Phase One, Lot One, Section Five, River Plantation Condominium Apartments, as shown on plat of record in Book 5200, pages 145 and 146, Register's Office for Davidson County, Tennessee and as established by the Master Deed Establishing A Horizontal Property Regime of River Plantation (Section Five) of record in Book 5410, page 248, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common elements appurtenant to said Unit as set forth in the Master Deed, reference to which is hereby made for a more complete description of said Unit.

Being the same property conveyed to GERALD D. MANN, II, AN UNMARRIED MAN, by Warranty Deed from DEBORAH ANN SMITH, UNMARRIED WOMAN, of record as Instrument No. 20190925-0097686, dated September 23, 2019, said Register's Office.

Grantor certifies that this property is not the usual place of residence of the Grantor or the Grantor's dependent(s).

The conveyance of the above-described parcel of land is subject to the following:

1. The current year's property taxes have been prorated and paid or are assumed by Grantees; Subsequent taxes are assumed by the Grantees, including rollback taxes, if any.
2. Easements, setback lines, and all other matters as set forth on the above plan of record.
3. Any zoning, easements, covenants, conditions, restrictions, and other matters of record as may affect the premises.

This is Improved property known as 811 General George Patton Road, Nashville, TN 37221.

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 GRANTOR does covenant with the said GRANTEES that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind himself, his 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 hand on November 1, 2021.

Grantor:

Gerald D. Mann, II

STATE OF Indiana
COUNTY OF Marion

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **GERALD D. MANN, II**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of November, 2021.

Lynn M. Ryan
Notary Public

My commission expires: _____

LYNN M. RYAN
Notary Public, State of Indiana
Marion County
Commission # NP0707244
My Commission Expires
November 05, 2025