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THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
5107 Maryland Way , Suite 115
Brentwood, TN 37027
P22-13388-BW

Karen Johnson Davidson County
Batch# 879306 DEEDWARR
06/28/2022 10:01:23 AM 2 pgs
Fees: $13.00 Taxes: $1,655.75

20220628-0074093

JANICE H. COLLINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE,
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 447,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF June, 2022.

Janice H. Collins
Notary Public

MY COMMISSION EXPIRES: 5-5-25

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher W. Austin and Courtney S. Austin	New Owners	
523 Oakley Drive		160-03-0-050.00
Nashville, TN 37220		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Linda H. Manley, a married person**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Christopher W. Austin and Courtney S. Austin, Husband and Wife**

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. 940 on the Map of Brentwood Hall, Section 9, as of record in Book 2331, page 92, said Register's Office.

Said Lot No. 940 fronts 74 feet on the southerly side of Oakley Drive runs back 268.1 feet on the easterly line and 309.6 feet on the Westerly lie to dead line in the rear on which it measures 118.7 feet

Being the same property conveyed to Charles E. Hunt and wife, Della J. Hunt by Warranty deed from Sarah Beasley of record in Book 3131, page 39, Register's Office for Davidson County, Tennessee, dated September 13, 1960 and recorded on September 15, 1960 and Rerecorded on July 22, 1961, in Book 3249, Page 501.

Being the same property conveyed to Linda H. Manley, a married Person by Executors Quitclaim deed from Linda H. Manley, the duly appointed Executrix of the Estate of Della J. Hunt of record in Instrument No. 20121101-0100683 Register's Office for Davidson County, Tennessee, dated November 01, 2012 and recorded on November 01, 2012.

This property has never been the marital residence of said Grantor.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as **523 Oakley Drive, Nashville, TN 37220**

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 our hands this the 24th day of June, 2022.

Linda H. Manley

Linda H. Manley

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Linda H. Manley,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 24th day of June, 2022.

Notary Public
My Commission Expires: 10-2-2023

LUKE KELLUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY