THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 220842058** Karen Johnson Davidson County Batch# 912437 DEEDWARR 09/02/2022 02:25:07 PM 2 pgs Fees: $13.00 Taxes: $1,739.00 20220902-0099419	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $470,000.00. Margaret Smith Affiant Subscribed and sworn to before me, this 1st day of September, 2022. Sandra Denise Woods Notary Public My Commission Expires: SANDRA DENISE WOODS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 05-20-2024

WARRANTY DEED

Address New Owner: Thomas G. Manhein and Mary E. Manhein 2816 Live Oak Road Nashville TN 37210	Send Tax Bills To: First Community Mortgage, Inc 275 Robert Rose Dr. Murfreesboro, TN 37129	Tax Information: Tax Parcel ID No. 119 10 0 189.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Leonard Nash Fleet and Emma Leigh Fleet, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Thomas G. Manhein and Mary E. Manhein, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 34 on the plan of Mashburn Heights, of record in Book 1835, Page 1, Register's Office for said county, to which reference is made for a more complete description.

Being the same property conveyed to Leonard Nash Fleet and Emma Leigh Fleet, husband and wife, by Warranty Deed from Dale Hire, a married man, of record in Instrument No. 20170731-0077243, in the Register's Office of Davidson County, Tennessee, dated July 27, 2017 and recorded on July 31, 2017.

The execution of this instrument is affected by the signature of Emma Leigh Fleet as Attorney-in-Fact for Leonard Nash Fleet, which Power of Attorney is recorded in Instrument No. 20220902-0099418, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Mashburn Heights, as recorded in Plat Book 1835, Page(s) 1.

This is improved property located at 2816 Live Oak Road Nashville TN 37210

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 1st day of September, 2022.

Leonard Nash Fleet
by Emma Leigh Fleet as Attorney-in-fact

Leonard Nash Fleet
By Emma Leigh Fleet as Attorney-In-Fact

Emma Leigh Fleet

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, by Emma Leigh Fleet, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the Attorney-in-Fact for Leonard Nash Fleet, and they are authorized by Leonard Nash Fleet to execute this instrument on their behalf.

Witness my hand, at office, this 1st day of September, 2022.

Notary Public
My Commission Expires: _____

KATE ROSENTHAL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 06-09-2026