WARRANTY DEED

ELIZABETH E. TRIPLETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$69,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF MAY, 1999.

Notary Public

MY COMMISSION EXPIRES: May 26, 2002.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jason R. Manning	**Columbia National, Incorporated**	**83-05-72**
(NAME)	(NAME)	
1020 Chicamauga Avenue	**P.O. Box 3050** BOOK	**11493 PG. 837**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	**Columbia, MD 21045-6050**	
(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, **1020 Chicamauga Trust**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jason R. Manning, unmarried**, 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. 11 on the Plan of Eastwood Addition Block "E" of record in Plat Book 332, Page 63, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to 1020 Chicamauga Trust by deed of record in Book 11291, Page 359, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as **1020 Chicamauga Avenue, Nashville, TN 37206**

(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.

07J? 05/26 0101 03CHECK 266.30

05913333

INSTRUMENT # KEFERENCE

99 MAY 25 PM 3:39

REGISTER

Witness **our hands** this **13th day of May, 1999**.

1020 Chicamauga Trust

By: _____ as Trustee

Attest: _____

BOOK 11453 PG. 838

State of Tennessee
County of Davidson

On this 13th day of May, 1999 before me personally appeared _____ Jason Manning, the person who executed the foregoing instrument on behalf of _____ and acknowledged that ___ executed the same as the free act and deed of the said _____, through Power of Attorney granted ____ by the said _____.

Witness my hand and official seal at _____, _____, this ___ day of _____ ____.

Commission expires:

_____
Notary Public

State of Tennessee
County of Davidson

On this 13th day of May, 1999 before me, a Notary Public in and for the State and County aforesaid, personally appeared Jim DeVault with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Trustee of The 1020 Chicamauga Trust, and that he as such Trustee, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 13th day of May, 1999.

Commission expires: 5/26/2002

Elizabeth E. Triplett
Notary Public

ELIZABETH E. TRIPLETT
NOTARY PUBLIC
AT LARGE
DAVIDSON COUNTY, TENN.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11463 PG. 839

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

0591333

REFERENCE

CAMT	69000.00
CON TX	255.30
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	266.30
CHECK	266.30

05/26/99 01 08:43 0001 0712

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1465291