WARRANTY DEED

Instr:20000817008142O Page: 1 OF 2
REC'D FOR REC 08/17/2000 9:28:34AM
RECORD FEE: $11.00
T. TAX: $0.00 T. TAX: $684.50

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF AUGUST, 2000.

JASON BALTHROP NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES JULY 21, 2003 WILLIAMSON CO. TENNESSEE

Notary Public

MY COMMISSION EXPIRES ~~May 26, 2002~~ 10-26-2002 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: New Owner	MAP-PARCEL NUMBERS
James W. Witherspoon	~~Mortgagee: First Union National Bank~~	117-7C-127
(NAME)	(NAME)	
127 Hampton Place	289 ~~Franklin~~ Road	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Brentwood, TN 37027	
(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, The sole shareholder of Manana Corp., a disolved, ~~Tennessee~~ Georgia Corporation and D. Carol Biddy, *HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James W. Witherspoon, 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:

*unmarried Unit 127 of Hampton Place Townhomes, being further described on EXHIBIT "A"

uninproved ☐
This is improved ☒ property, known as 127 Hampton Place, Nashville, TN 37215
(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 our hands this ~~4th~~ 7th day of August, 2000.

Manana Corp.

Ellen Feil

D. Carol Biddy, its President and sole shareholder

Ellen Feil

D. Carol Biddy as an individual, unmarried

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

STATE OF ~~TENNESSEE~~ Alabama COUNTY OF ~~DAVIDSON~~ Baldwin

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named D. Carol Biddy with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purpose therein contained.
Witness my hand and seal, at office in ~~Nashville, Tennessee~~ Gulf Shores, AL this 7th day of August 2000.

Ellen Feil
Notary

My Commission Expires April 28, 2002

~~Commission Expires 5/26/2002~~

NOTARY PUBLIC ELLEN FEIL ALABAMA STATE AT LARGE

State of ~~Tennessee~~ Alabama County of ~~Davidson~~ Baldwin

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared D. Carol Biddy with whom I am personally acquainted with and who upon oath, acknowledged herself to be the President of the Manana Corp., the within named bargainor, a corporation, and the she as such President being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by herself as President.
Witness my hand and seal, at office in ~~Nashville, Tennessee~~ Gulf Shores, AL this 7th day of August 2000.

Ellen Feil
Notary

My Commission Expires April 28, 2002

~~Commission Expires 5/26/2002~~

NOTARY PUBLIC ELLEN FEIL ALABAMA STATE AT LARGE

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

EXHIBIT "A"

State of Tennessee
County of Davidson

D. Carol Biddy, being first duly sworn for herself deposes and says: that she is the President and sole shareholder of Manana Corp., the corporation which made, executed, and delivered this deed for the purpose of winding up the corporate affairs and conveying the following described property, to-wit:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 127 of Hampton Place Townhomes as shown on the Plan of record in Book 5200, Page 421, said Register's Office for said County.

Being the same property as conveyed to Manana Corp. by deed of record in Book 6242, Page 674, Register's Office for Davidson County, Tennessee. The Manana Corp. has resulted in an administrative resolution leaving as sole shareholder D. Carol Biddy. Her husband Kelly B. Biddy ~~predeceased her.~~ has since died.

That this deed is intended to be and is an absolute conveyance of the title to said premises to the grantee and not given as a preference against any other creditors of the deponent; there is no other person or persons, firms or corporations, other than the grantee therein named interested, either directly or indirectly in said premises; that the deponent is solvent and has no other creditors whose rights will be prejudiced by such conveyance, and that deponent is not obligated upon any bond or other mortgage whereby any lien has been created or exists against the premises described in said deed;

This deed is made for the protection and benefit of the grantee in this deed, his successors and assigns, and all may acquire an interest in the property herein described.

That grantee will testify, declare, depose, or certify before any competent tribunal, officer, or person, in any case now pending or which may hereafter be instituted to the truth of the particular facts hereinabove set forth;

That grantor has executed this deed as an individual and also for and on behalf of said corporation as sole shareholder for the purpose of winding up the corporate affairs.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR
TING IN THIS DOCUMENT
UNSATISFACTORY WHEN RECEIVED