Box 13
8256

SHARON KELLY
NOTARY PUBLIC
STATE OF TEXAS
My Comm. Exp. 08-31-04

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/22/04 10:22 2pgs
Fees:13.00 Taxes:370.00

20040722-0087730

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF JULY, 2004.

Notary Public

MY COMMISSION EXPIRES: ~~May 28,~~ 2006. 8-31-04
(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:	MAP-PARCEL NUMBERS
Julie Delane Hight	Columbia National, Inc.	83-5-71
(NAME)	(NAME)	
1018 Chicamauga Avenue	7142 Columbia Gateway Dr.	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37206	Columbia, MD 21046	
(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, John R. Manning and Jason Manning, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Julie Delane Hight, 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. 10 of Block "E" on the Plan of Eastwood Additions, of record in Plat Book 332, Page 63, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to John R. Manning and Jason Manning as joint tenants with right of survivorship., by deed of record in Instrument No. 20011211-0136654, 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 1018 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.

JUL-13-2004 14:26 ADVANTAGE TITLE 615 777 2015 P.09

Witness our hands this 15th day of July, 2004.

John R. Manning

Jason Manning

STATE OF ~~TENNESSEE~~ TX

COUNTY OF ~~DAVIDSON~~ Navarro

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John R. Manning and Jason Manning 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 purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 15th day of July, 2004.

Commission expires: ~~May 28, 2006~~ 8-31-04

SHARON KELLY
NOTARY PUBLIC
STATE OF TEXAS
My Comm. Exp. 08-31-04

Notary Public