Return to:
John T. Cook, P.C.

BOX 14-A

Davidson County DEEDWARR
Recvd: 12/01/05 12:22 2 pgs
Fees:13.00 Taxes:508.75

20051201-0144446

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $137,500.00

Margaret E Manning
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of November, 2005.

Mitchell A Watts
Notary Public

MY COMMISSION EXPIRES: September 30, 2009.
(AFFIX SEAL)

MITCHELL A. WATTS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

#19367-3

THIS INSTRUMENT WAS PREPARED BY
Mitchell A. Watts, Attorney at Law, 2400 Crestmoor Road Suite 102, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP
Benjamin Meisch	Bank of America, N.A.	082-16-0-E
800 Woodland Street #105	P.O. BOX 17404	GROUP
Nashville, Tennessee 32706	Baltimore, MD 21297-1404	PARCEL 005.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Hundred Thirty Seven Thousand Five Hundred Dollars and Zero Cents ($137,500.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Margaret E. Manning, married, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Benjamin Meisch, a single person, hereinafter called the Grantee, his/her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit.

BEING Unit No. 105 together with parking space #32 and the appurtenant interest in the common elements of City View Lofts Condominiums, a horizontal property regime established by Master Deed of record as Instrument No. 20020905-0107488 in the Register's Office for Davidson County, Tennessee, as amended by First Amendment to Master Deed for City View Lofts Condominiums of record as instrument No. 20030826-0123605, said Unit being depicted on the Condominium Site Plan attached as Exhibit D to the aforementioned Master Deed and being located upon Lot No. 1 on the Plan of City View Lofts of record as Instrument No. 20020828-0104026 in said Register's Office.

BEING the same property conveyed to Margaret G. Eves, unmarried, by deed dated November 26, 2003, from City View Lofts, LLC, a Tennessee limited liability company, of record as Instrument No. 20031204-0174244 in the Register's Office for Davidson County, Tennessee; the said Margaret G. Eaves having since married and is now known as Margaret E. Manning.

Matthew Manning, spouse of Margaret E. Manning, joins in this conveyance to convey any interest he may have in subject property, particularly any marital interest.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all matters shown on the plan of record.

This is:

unimproved ☐

improved ☒ property known as 800 Woodland Street #105, Nashville, Tennessee 37206

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his/her heirs and assigns forever; and I do covenant with the said Grantee that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his/her 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 my hand this 3rd day of November, 2005.

Margaret E. Manning

Matthew Manning

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Mitchell A. Watts, a Notary Public in and for said County and State, the within named Margaret E. Manning and Matthew Manning, the bargainors, 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.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of November, 2005.

Commission expires: September 30, 2009

Mitchell A. Watts Notary Public

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY