Davidson County DEEDWARR
Recvd: 03/13/06 10:57 2 pgs
Fees:13.00 Taxes:703.00

20060313-0028556

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of February, 2006.

Notary Public

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

MITCHELL A. WATTS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

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

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP
Marc Elliott	Wells Fargo Bank, N.A.	072-03-0
1201 Howard Avenue	3480 Stateview Blvd.	GROUP
Nashville, Tennessee 37216	Fort Mill, SC 29715	PARCEL 152.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ********** One Hundred Ninety Thousand Dollars and Zero Cents ($190,000.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Matthew A. Manning, married, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Marc Elliott, and Brigid Hynes, 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 the westerly part of Lot No. 165 on the Map of Inglewood Place as of record in Book 332, page 101, Register's Office for Davidson County, Tennessee.

SAID part of Lot No. 165 fronts 610 feet on the northerly side of Howard Avenue and runs back between parallel lines with the easterly margin of Katherine Street 205.0 feet to a dead line.

BEING the same property conveyed to Matthew A. Manning by deed dated February 12, 2002, from Frances Williams Lyell of record as Instrument No. 20020219-0021152 in the Register's Office for Davidson County, Tennessee.

Margaret Eaves Manning, spouse of Matthew A. Manning, joins in this conveyance to convey any interest she 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 and the property taxes for the current year which have been prorated between the parties herein and assumed by the Grantee herein.

This is:

unimproved ☐

improved ☒ property known as 1201 Howard Avenue, Nashville, Tennessee 37216

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 27th day of February, 2006.

Margaret Eaves Manning

Matthew A. 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 Matthew A. Manning and Margaret Eaves 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 27th day of February, 2006.

Commission expires: September 30, 2009

Mitchell A. Wats — Notary Public

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Return To:
Jack Case Wilson Title Associates, LLC
103 Maple Street
Smyrna, TN 37167
d-0642