BILL GARRETT, Davidson County
Trans:T20130066038 DEEDWARR
Recvd: 08/01/13 16:06 3 pgs
Fees:18.00 Taxes:1350.50
20130801-0080487

Box 44 **THIS INSTRUMENT PREPARED BY:** GEORGE V. CRAWFORD, JR. **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 Third Avenue South Suite 1700 Nashville, Tennessee 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $365,000.00. Affiant Subscribed and sworn to before me, this 1st day of August, 2013. Notary Public My Commission Expires:

GEORGE V. CRAWFORD, JR. NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN. My Commission Expires MAR. 3, 2015

Address New Owner As Follows: Chase Manning and wife, Maegan Manning 409 Patina Circle Nashville, TN 37209	Send Tax Bills To: F & M Bank 2021 Richard Jones Road N, TN 37215	Map, Parcel Number: 091140B00300CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JAMES P. RATLIFF AND WIFE, AMY LANGFORD RATLIFF**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **CHASE MANNING AND WIFE, MAEGAN MANNING**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 3 on the Final Subdivision Plat, First Revision Patina, of record in Instrument No. 20040707-0080650, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to James P. Ratliff and Amy Langford, both unmarried, joint tenants with right of survivorship, by deed dated July 12, 2007, from Shamrock Holdings, Inc., a Tennessee corporation, of record in Instrument No. 20070716-0084565, Register's Office for Davidson County, Tennessee. The said parties having since married.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2013 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Matters shown on the Plan of record in Instrument No 20040707-0080650, Register's Office for Davidson County, Tennessee.

3. Declaration of Covenants, Conditions and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20030930-0144301, Register's Office for said County, as amended at Instrument No. 20070510-0056185, said Register's Office..

4. Stormwater Quality Agreement of record at Instrument No. 20040108-0003187, Register's Office for Davidson County, Tennessee.

5. Easement for the flow of a creek across the subject premises.

6. Easement for trunk sanitary sewer of record in Book 3464, page 256, Register's Office for Davidson County, Tennessee.

7. Rights of others in and to the common elements.

This is improved property known as: **409 Patina Circle, Nashville, TN 37209**.

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 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 further covenant and bind ourselves, our heirs and assigns, 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 person whomsoever.

WITNESS my hand this 1st day of August, 2013.

James P. Ratliff

Amy Langford Ratliff

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JAMES P. RATLIFF**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 1st day of August, 2013.

Notary Public

My Commission Expires: _____

GEORGE V. CRAWFORD, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 3, 2015

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **AMY LANGFORD RATLIFF**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 1st day of August, 2013

Notary Public

My Commission Expires: _____

GEORGE V. CRAWFORD, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 3, 2015