WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140047680 DEEDWARR
Recvd: 07/03/14 11:46 2 pgs
Fees:13.00 Taxes:734.45

20140703-0058854

Y-BR-14-1121

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $198,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF JUNE, 2014.

Notary Public

MY COMMISSION EXPIRES: 10/8/16 (AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Rita Hoke and Lawrence Hoke	**Rita Hoke and Lawrence Hoke**	
(NAME)	(NAME)	**083-01-0-330.00**
1121 Sharpe Ave	**1121 Sharpe Ave**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	**Nashville, TN 37206**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **DAVID MANNING AND LINDA MANNING, MARRIED AND DAVA SILVA AND DAVID MANNING, JR., MARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **RITA HOKE AND LAWRENCE HOKE, WIFE AND HUSBAND** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being the Westerly half of Lot No. 6 on the Plan of W.T. Brown's Subdivision of the Sharpe Lands of record in Plat Book 332, Page 7, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said part of Lot No. 6 fronts 50 feet on the Northerly side of Sharpe Avenue, and runs back between parallel lines 228 feet to a dead line.

Being the same property conveyed to David Manning and wife, Linda Manning, Dava Silva and David Manning, Jr. by deed from Wilson Enterprises, Inc. of record in Instrument No. 20061102-0135975 Register's Office for Davidson County, Tennessee, dated November 1, 2006 and recorded on November 2, 2006.

This conveyance is subject to:
- Plan of record in Plat Book 332, Page 7;
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1121 Sharpe Ave, 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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 30th DAY OF JUNE, 2014.

David Manning

Linda Manning

Dava Silva

David Manning, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DAVID MANNING AND LINDA MANNING AND DAVA SILVA AND DAVID MANNING, JR., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th of June, 2014.

Notary Public
My Commission Expires: _____
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212