WARRANTY DEED

BOX 50-3

PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE. 115
BRENTWOOD, TN 37027

ROBIN S. EDWARDS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Y-BR-14-01028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $189,900.00.

Janice Collins
Affiant

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

Robin S. Edwards
Notary Public

MY COMMISSION EXPIRES: 2/4/2015
(AFFIX SEAL)

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)
Elizabeth McLeod and Christopher B. McLeod	SNBC	
(NAME)	(NAME)	**83-1-146.00**
1028 Sharpe Avenue	9311 San Pedro Ave. #100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	San Antonio, TX 78216	
(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, HUSBAND AND WIFE AND DAVID MANNING, JR., MARRIED** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **ELIZABETH MCLEOD AND CHRISTOPHER B. MCLEOD, 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:

A certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

Being the East one-half of Lot No. 15 on the plan of W.H. Hyronemous Subdivision, of record in Book 161, Page 174, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said part of lot fronts 50 feet on the Southerly side of Sharpe Avenue, or Street, and runs back between parallel lines 168 feet to an alley.

Being the same property conveyed by Quitclaim Deed from Dava Silva to David Manning and wife, Linda Manning and David Manning, Jr. as recorded on the 9th day of April, 2012 in Instrument No. 20120409-0029493.and Warranty Deed from Martha F. Wilson to David Manning and wife, Linda Manning, Dava Silva and David Manning, Jr. as recorded on the 2nd day of November, 2006 in Instrument No. 20061102-0135947, in the Register's Office of Davidson County, Tennessee.

The above referenced property has never been the principal marital residence of David Manning, Jr.

This conveyance is subject to:
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of W.H. HYRONEMOUS ADDITION, as recorded in Plat Book 161, Page(s) 174.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1028 Sharpe Avenue, 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.

BILL GARRETT, Davidson County
Trans:T20140047861 DEEDWARR
Recvd: 07/03/14 14:47 2 pgs
Fees:13.00 Taxes:702.63
20140703-0059075

Witness my/our hand(s) this the ____ DAY OF JUNE, 2014.

David Manning

Linda Manning

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, Linda Manning 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 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