BILL GARRETT, Davidson County
Trans:T20140095577 DEEDWARR
Recvd: 12/22/14 11:33 2 pgs
Fees:13.00 Taxes:2738.00
20141222-0116838

WARRANTY DEED

AMY C. SCHLEIER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $740,000.00

Nancy Enoch
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE _____ DAY OF DECEMBER, 2014.

Amy C Schleier
Notary Public

MY COMMISSION EXPIRES: 9-11-17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Virginia Davis	New Owner	Map 117-I-A
(NAME)	(NAME)	
702-F Bowling Avenue		Parcel 2 CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **CHARLES W. MANNING AND WIFE, SHARON F. MANNING**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **VIRGINIA DAVIS**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 3-B of the Bowling Square Condominiums, Section One, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by Master Deed for Bowling Square condominiums of record in Book 4724, page 753, as amended in Book 4932, page 150, Register's Office for Davidson County, Tennessee, including without limitations the Bylaws appended thereto, of record in Book 4724, page 769, as amended in Book 4932, page 164, said Register's Office, together with the undivided percentage interest in the common elements appurtenant to said unit, as set forth in said Master deed. Reference is hereby made to the plan of Bowling Square Condominiums, Section One, of record in Bok 4860, page 51, said Register's Office, for a more complete description of said Unit.

Being the same property conveyed to Charles W. Manning and wife, Sharon F. Manning, by Richard B. French, Jr., unmarried, of record in Instrument No. 20040324-0033407, said Register's Office.

This conveyance is subject to (a) all matters appearing on the plan of record in Book 4860, page 51, said Register's Office; and (b) Master Deed and Bylaws of record in Book 4724, page 753 and Book 4932, page 150, said Register's Office.

unimproved ☐

This is improved ☑ property, known as 702-F Bowling Avenue, Nashville, Tennessee 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 do 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 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 GRANTEES, 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 our hands this 16 day of December, 2014.

Charles Manning

Charles W. Manning

Sharon Manning

Sharon F. Manning

STATE OF Maryland

COUNTY OF Talbot

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles W. Manning and Sharon F. Manning, the bargainor, 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 St. Michaels (city), Maryland (state) this 16 day of December, 2014.

Commission expires:
8·26·2018

Alisa Lewis

Notary Public

ALISA LEWIS
COMM. EXP.
NOTARY
PUBLIC
AUGUST 26, 2018
TALBOT COUNTY, MD