QUITCLAIM DEED

BILL GARRETT, Davidson County
Trans:T20140097595 DEEDQC
Recvd: 12/31/14 12:53 3 pgs
Fees:17.00 Taxes:0.00

20141231-0119298

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31 DAY OF December, 2014.

Notary Public

MY COMMISSION EXPIRES: 8-17-2015
(AFFIX SEAL)

ALISON RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-17-2015

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
David Manning, Jr.	**Same**	
(NAME)	(NAME)	**060-16-0-127.00**
1903 Benjamin Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE AND FOR OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, WE, **DAVID MANNING (CORRECTLY, DAVID MANNING, JR.), AND DAVID MANNING, SR., AND WIFE, LINDA MANNING**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO **DAVID MANNING JR., UNMARRIED**, HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, ALL OF OUR RIGHT TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

BEING LOT NO. 20E ON THE UNRECORDED SURVEY BY RALPH W.C. LAMBERT DATED FEBRUARY 22, 1959 OF A SUBDIVISION OF LOT NO. 20 ON THE PLAN OF JOYWOOD HEIGHTS, SECTION III AND BEING TRIANGULAR IN SHAPE, DESCRIBED ACCORDING TO A SURVEY MADE BY JOHN KOHL SURVEYOR DATED DECEMBER 10, 1976, AS FOLLOWS:

BEGINNING AT A POINT IN THE WESTERLY MARGIN OF JONES AVENUE AT THE CORNER OF LOT NO. 20 E AND 20 D; THENCE WITH THE LINE BETWEEN SAID LOTS SOUTHWESTERLY 275 FEET TO A POINT; THENCE NORTHEASTERLY 275 FEET TO THE WESTERLY MARGIN OF JONES AVENUE; THENCE WITH THE MARGIN OF SAME NORTHWESTERLY, AROUND A SLIGHT CURVE 70 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO DAVID MANNING, DAVID MANNING SR., AND LINDA MANNING, HUSBAND AND WIFE BY QUITCLAIM DEED FROM DAVID MANNING, OF RECORD IN INSTRUMENT NUMBER 20100526-0040614, REGISTER'S OFFICE FOR DAVIDSON COUNTY TENNESSEE DATED MAY 21, 2010.

FURTHER BEING THE SAME PROPERTY CONVEYED TO DAVID MANNING BY WARRANTY DEED FROM HAL WILSON AND MARTHA WILSON IN INSTRUMENT NO. 20080919-0095588 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE DATED SEPTEMBER 15, 2008.

THE SAID DAVID MANNING BEING ONE AND THE SAME AS DAVID MANNING JR.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

This is
( ) unimproved
(X) improved

property known as **2822 Jones Avenue, Nashville, Tennessee 37207**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness our hands this the 29 day of Dec, 2014.

David Manning, Jr.

David Manning, Sr.

Linda Manning

STATE OF Fl)
COUNTY OF Volusia)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29 day of Dec, 2014.

JODY MARIE DEFOREST
Notary Public, State of Florida
Commission# EE 92103
My comm. expires June 2, 2015

Notary Public

My Commission Expires: 6-2-15

STATE OF Fl)
COUNTY OF Volusia)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **David Manning, Sr.**, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29 day of Dec, 2014.

Notary Public

My Commission Expires: 6-2-15

JODY MARIE DEFOREST
Notary Public, State of Florida
Commission# EE 92103
My comm. expires June 2, 2015

STATE OF Fl)
COUNTY OF Volusia)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Linda Manning,** 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29 day of Dec, 2014.

Notary Public

My Commission Expires: 6.2.15

JODY MARIE DEFOREST
Notary Public, State of Florida
Commission# EE 92103
My comm. expires June 2, 2015

RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212