(3)

# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150000888 DEEDWARR
Recvd: 01/06/15 08:38 2 pgs
Fees:13.00 Taxes:536.50
20150106-0001106

SUSAN L HEINRICH
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 6th day of January, 2015

Notary Public

MY COMMISSION EXPIRES: 9/10/18
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Foundation Title & Escrow, 30 Burton Hills, Suite 400, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO(S). |
|---|---|---|
| Jonna Wall | Key Financial Inc. | 161 11 0A 072.00 |
| (NAME) | (NAME) | |
| 424 Huntington Ridge Drive | 161 Belle Forest Circle | |
| (ADDRESS) | (ADDRESS) | |
| Nashville 37211 | Nashville, TN 37211 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of One Hundred Forty-Five Thousand And No/100 Dollars ($145,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **James R. Manfred and Jennifer Manfred, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Jonna Wall**, 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:

Land in Davidson County, Tennessee, being Lot No. 72 on the Plan of Huntington Ridge Townhouse of record in Book 4675, Page 9, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to James R. Manfred by Warranty Deed from Prudential Residential Services, Limited Partnership, a Delaware Limited Partnership dated December 23, 2002 and recorded January 10, 2003 as Instrument No. 20030110-0004658, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 424 Huntington Ridge Drive, Nashville, TN 37211

File Number: GRN-142642

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, has 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 19th day of December, 2014.

James R. Manfred

Jennifer Manfred by James Manfred, Attorney In Fact

Attorney in fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state.James R. Manfred the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19th of December, 2014.

Notary Public

My Commission Expires: 9/10/18

(SEAL)

SUSAN L HEINRICH NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Before me, the undersigned Notary, personally appeared **James Manfred** , known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of **Jennifer Manfred** of a Power of Attorney, duly executed and appearing of record in Book *_____, Page _____, said Register's Office. *20150106-0001105

WITNESS my hand and official seal at Nashville, Tennessee this 19th day of December, 2014.

NOTARY

MY COMMISSION EXPIRES: 9/10/18

SUSAN L HEINRICH NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

File Number: GRN-142642