WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150012604 DEEDWARR
Recvd: 02/20/15 12:39 2 pgs
Fees:13.00 Taxes:1146.63
20150220-0014863

LAURA MITCHELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $309,900.00.

Affiant

Subscribed and sworn to before me this 18th day of February, 2015

Notary Public
My Commission expires: 3/6/18
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Peter Constantine Matthew Maniatis	F & M Bank	061-15-0-272.00
3900 Oxford Street	50 Franklin Street	
Nashville, TN 37216	Clarksville, TN 37040	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **David R. Taylor and Littera L. Taylor, husband and wife,** , hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Peter Constantine Matthew Maniatis and Theresa Maniatis, husband and wife,** , their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot Number 55 on the plan of M.N. Young's Inglewood Annex, as shown by plat of record in Plat Book 547, Page 197, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being part of the same property conveyed to David R. Taylor and Littera L. Taylor from Winward Properties, Inc. by Warranty Deed on August 15, 2013, of record in Instrument Number 20130829-0091470, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2015 and subsequent years a lien, but not yet due and payable.
- Subject to all matters as shown on the Plan of record in Plat Book 547, Page 197, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 854, Page 207, Register's Office for Davidson County, Tennessee.
- Easements of record in Book 4044, Page 601; Book 4283, Page 433 and Instrument Number 20140605-0049072, Register's Office for Davidson County, Tennessee.

This is improved property known as: **3900 Oxford Street, Nashville, TN 37216**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 February 18, 2015.

David R. Taylor

Littera L. Taylor

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **David R. Taylor and Littera L. Taylor** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this February 18, 2015

My commission expires 11-6-17

Notary Public

JENNIFER R. PIERCE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY