BILL GARRETT, Davidson County
Trans:T20150023436 DEEDWARR
Recvd: 03/31/15 10:47 2 pgs
Fees:13.00 Taxes:777.00
20150331-0027657

THIS INSTRUMENT PREPARED BY:

Jennifer S. Ghanem, Esq.
The Row Realty & Title, LLC
700 12th Avenue South, Suite 302
Nashville, TN 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $: 210,000.00

Kathey Snider
Affiant

Subscribed and sworn to before me, this 26th day of March, 2015.

Notary Public
My Commission Expires:

ELIZABETH MARGUERITE FORTIER STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY
MY COMMISSION EXPIRES OCTOBER 14, 2015

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Katie Lee & Peter Terry 1019 Downey Dr Nashville, TN 37205	New Owner	Tax Parcel ID No. 102-14-0-010.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **MANNING MATERIALS INC,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **KATIE LEE and PETER TERRY, Tenants in Common With Rights of Survivorship,** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being part of Lot No. 21 on the Plan of Brook Meade Addition, Section 1, as of record in Book 2663, page 53, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at the iron pin in the westerly margin of Downey Drive, said point being the common front corner of Lot Nos. 21 and 22; thence with the line between said two lots, westerly 204.8 feet to a point; said point being the easterly point of a triangular part of Lot No. 21 conveyed to the State of Tennessee, by J.B. Downey & Sons, Inc., as of record in Book 3032, page 391, said Register's Office, thence; along the State's southeasterly line, southwesterly 84.1 feet to a point westerly boundary of said subdivision; thence with said boundary of said subdivision, south I deg. 31" West 129.5 feet to a point, said point being the common rear corner of Lots 20 and 21; easterly 236.4 feet to the westerly margin of Downey Drive; thence along the westerly margin of Downey Drive along a curve having a radius of 538.5 feet, 134.0 feet to the point of the beginning.

Being the same property conveyed to MANNING MATERIALS, INC., a by deed from BRENDA M. RESHA AND ANTHONY J. RESHA, of record in Instrument No. 20150116-0004943, dated January 16, 2015, said Register's Office.

This is improved property commonly known as: **1019 Downey Dr, Nashville, TN 37205**

This conveyance is subject to all easements and restrictions of record, the lien for property taxes that are not delinquent, any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their successors, heirs and assigns, forever.

And Grantor covenants that it has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 26th day of March, 2015.

MANNING MATERIALS INC

By: CHRIS MANNING, Authorized Agent

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **CHRIS MANNING** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be the **AUTHORIZED AGENT** of **MANNING MATERIALS INC**, the within named bargainor, and that such person, executed the foregoing instrument for the purpose therein contained, by signing the name of the Corporation by such person as Authorized Agent.

Witness my hand and official seal at office this 26th day of March, 2015.

Notary Public
My Commission Expires: _____

ELIZABETH MARGUERITE FORTIER
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY
MY COMMISSION EXPIRES OCTOBER 14, 2015

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A