WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/04/15 08:26 2 pgs
Fees:13.00 Taxes:1054.50
20150504-0039750

State of Tennessee)
County of Davidson)

15-04-008

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 1st day of May, 2015

Notary Public

My Commission Expires: 07/02/18 (AFFIX SEAL)

SCOTT D. WEISS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 1900 Church Street, Ste. 301, Nashville, TN 37203

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
DAVID BECKER & BONNIE BECKER	NEW OWNER	103-06-0
(NAME) 5664 Kendall Drive	(NAME)	003.00
(ADDRESS) Nashville, TN 37209	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **JEANNINE E. GEORGIADES MANES, MARRIED**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **DAVID BECKER AND WIFE BONNIE BECKER**, hereinafter called the Grantee(s), 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. 16 on the Plan of Brookside Courts Addition No. 2 of record in Book 1835, Page 47, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

SAID Lot No. 16 fronts 70 feet on the westerly margin of Kendall Drive and extends back 165.8 feet on the northerly line and 143.1 feet on the southerly line ot a dead line in the rear, measuring 100 feet thereon.

BEING the same property conveyed to JEANNINE E. GEORGIADES, UNMARRIED, by Deed from ROBERT BRENT ROSE AND SPOUSE, JENNIFER L. ROSE, dated September 14, 2000, of record in Instrument No. 20000919-0093235, Register's Office for Davidson County, Tennessee. THE SAID JEANNINE E. GEORGIADES HAVING SINCE MARRIED JOHN P. MANES.

JOHN P. MANES, spouse of the above named **{JEANNINE E. GEORGIADES MANES,** joins in this conveyance for the purpose of releasing any and all rights he may have in and to the above described property, especially his marital rights.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

BEING unimproved ☐
Improved ☒ property known as: **5664 Kendall Drive, Nashville, TN, 37209.**

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF, our hands, this 1st day of May, 2015.

Jeannine E. Georgiades Manes
JEANNINE E. GEORGIADES MANES

John P. Manes
JOHN P. MANES joins in for the purpose of releasing any & all rights of the subject party in & to the subject property including marital rights.

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **JEANNINE E. GEORGIADES MANES & JOHN P. MANES,** the bargainor(s), 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 Nashville, Tennessee, this 1st day of May, 2015.

My Commission Expires: 07/02/18

Notary Public

SCOTT D. WEISS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

I, the undersigned, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Peter Weiss

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state, Peter Weiss who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 07/02/18

Notary Public

DEE HUES KENNEDY
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON