BILL GARRETT, Davidson County
Trans: T20150085883 DEEDWARR
Recvd: 10/08/15 10:39 2 pgs
Fees: 13.00 Taxes: 1480.00
20151008-0102723

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is **$400,000.00** (Four Hundred Thousand).

AFFIANT

Subscribed to and sworn before me this 1st day of October, 2015.

NOTARY PUBLIC MY COMMISSION EXPIRES:

JEFFREY M. GRISSIM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires OCT. 18, 2016 (NOTARY SEAL)

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
David W. Manning, Jr. 1705 Holly Street Nashville, TN 37206	David W. Manning, Jr. 1903 Benjamin Street Nashville, TN 37206	08314000300

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JOHN H. HALLIBURTON, III, UNMARRIED,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **DAVID W. MANNING, JR.,** 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:

BEING Lot No. 4 on the Plan of Richardson Place of record in Book 547, Page 135, said lot being the same as Lot No. 9 on the Plan of Lockeland of record in Book 57, Page 135, Register's Office for Davidson County, Tennessee.

SAID Lot No. 4 fronts 50.0 feet on the northerly margin of Holly Street and extends back between parallel lines 157.0 feet to an alley.

BEING the same property conveyed to John H. Halliburton, III, unmarried, by deed from Thomas A. Williams, Jr. and wife, Ann L. Williams of record in Book 10659, Page 340 dated 10/22/1997 and recorded 10/27/1997, Register's Office for Davidson County, Tennessee.

Being also known as 1705 Holly Street, Nashville, Tennessee 37206.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(**X**) IMPROVED ( ) UNIMPROVED	Property known as: **1705 HOLLY STREET** **NASHVILLE, TN 37206**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

LTSR Number: GTE File: 2015093991

WITNESS, this 1st day of October, 2015

a

John H. Halliburton, III

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 1st day of October, 2015, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **John H. Halliburton, III** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 1st day of October, 2015.

Notary Public

Commission Expires:

JEFFREY M. GRISSIM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires OCT. 18, 2016