THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 15115865**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $440,000.00. Affiant Subscribed and sworn to before me, this 30th day of November, 2015. Notary Public My Commission Expires:

BILL GARRETT, Davidson County
Trans:T20150102691 DEEDWARR
Recvd: 12/04/15 10:53 2 pgs
Fees:13.00 Taxes:1628.00
20151204-0122333

JONATHAN B. HARRIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 10, 2019

WARRANTY DEED

Address New Owner: David Manning 1404 ORDWAY PL Nashville TN 37206-2734	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 08309029600

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **John F. Gregory, III, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **David Manning**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in County, Tennessee, more particularly described as follows:

Being Lot No. 130 on the plan of The Subdivision of the A.V.S. Lindsley 29 acre tract, of record in Book 57, Page 66, Register's Office for Davidson County, Tennessee.

Said Lot No. 130 fronts 50.0 feet on the Southeasterly margin of Ordway Place (formerly Grove Street) and extends back 147.6 on the Northwesterly line and 149.6 feet on the Southeasterly line to an alley in the rear, measuring 50.0 feet thereon.

Being the same property conveyed to John F. Gregory, III, unmarried by Warranty Deed from John W. Anglea, Jr. and James Aaron Mitchell, both unmarried, recorded on the 19th day of July, 1989 in Deed Book 7892, Page 548, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2016 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of A.V.S. LINDSLEY, as recorded in Plat Book 57, Page(s) 66.

Restrictive Covenant for Detached Structure as set forth in instrument recorded in Instrument No. 20060831-0107899.

This is improved property located at 1404 ORDWAY PL Nashville, TN 37206-2734.

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

And Grantor covenants that it is 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, its 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 30th day of November, 2015.

John F. Gregory III

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, John F. Gregory III, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of November, 2015.

Notary Public

My Commission Expires: _____

JONATHAN B. HARRIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 10, 2019