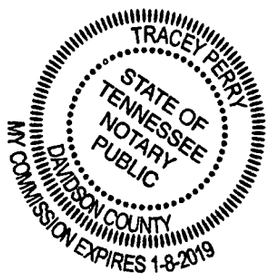
WARRANTY DEED



State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $267,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of January, 2016

Notary Public

MY COMMISSION EXPIRES: 1-8-19

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
John McChesney Bailey McChesney	New owner	141120c04600co
(NAME)	(NAME)	
7301 River Bend Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Charles Manning and Dana Manning,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **John McChesney and Bailey McChesney, husband and wife,** hereinafter called the GRANTEES, 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. 46, on the Plan of River Bend, o record in Book 6900, Pages 504 and 505. said Register's Office, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Charles Manning and Dana Manning by Warranty Deed from William D. Rector and wife, Jennifer C. Rector of record in Instrument No. 20060306-0025615, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 7301 River Bend Road, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs 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 heirs 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.

BILL GARRETT, Davidson County
Trans:T20160007643 DEEDWARR
Recvd: 01/28/16 14:13 2 pgs
Fees:13.00 Taxes:989.75
20160128-0008468

Witness my/our hands this 22nd day of January, 2016.

Charles Manning

Dana Manning

State of Tennessee
County of Williamson

Personally appeared before me Charles Manning and Dana Manning, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 22nd day of January, 2016.

Notary Public
My Commission Expires: _____

File No.: 10333

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-24-2017