Return to Asbworth Law Firm, PLLC
237 2nd Ave South, Franklin TN 37064

(1)

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160015960 DEEDWARR
Recvd: 02/26/16 12:44 2 pgs
Fees: 13.00 Taxes: 577.20
20160226-0018501

WILL KERBY
TENNESSEE NOTARY PUBLIC
My Comm Exp. June 30, 2019
COUNTY OF WILLIAMSON

B-ZR-16-1903-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $156,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF FEBRUARY, 2016.

Notary Public

MY COMMISSION EXPIRES: 6-30-19
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Hari Bernstein	New Owner	
(NAME)	(NAME)	
1903 Benjamin Street		**083-02-0-297.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206-2401		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **DAVID MANNING, UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **HARI BERNSTEIN, A SINGLE WOMAN,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being part of Lots Nos. 62 and 63 on the Plan of Bransford Realty Company Subdivision of Part of Lot #6 Brownsville, also being known as being part of Beaumont Place, of record in Plat Book 332, Page 38, in the Register's Office for Davidson County, Tennessee, and being more particularly described according to a survey of Norris H. Hickerson, Engineer, dated 7/31/54, as follows:

Beginning at a point on the North margin of Benjamin Avenue, said point being 166.5 feet East of the intersection of the Northwest corner of Chapel Avenue and Benjamin Avenue; thence continuing along the Northerly margin of Benjamin Avenue, East 69.5 feet to a point in the Westerly margin of an alley; thence North along said alley 110 feet to a point; thence Westerly 46.5 feet to a point; thence in a Southerly direction 40 feet to a point; thence Easterly 8 feet to a point; thence Southwardly 65.5 feet to the point of beginning.

Being the same property conveyed to David Manning by Warranty deed from Ronnie B. Bolen, unmarried of record in Instrument No. 20050825-0101597 Register's Office for Davidson County, Tennessee, dated August 12, 2005 and recorded on August 25, 2005. Ann Chadwick Manning, joins in the execution of this instrument for the purpose of conveying to the Grantee all her, right, title, claim, and interest in and to the above described property, including but not limited to, her homestead and any and all other marital rights.

This conveyance is subject to:
- Taxes for the year 2016 a lien, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 332, Page 38, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1903 Benjamin Street , Nashville, Tennessee 37206-2401**.

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. 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 my/our hand(s) this the 25th DAY OF FEBRUARY, 2016.

David Manning

Ann Chadwick Manning

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DAVID MANNING, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 25th of February, 2016.

Notary Public
My Commission Expires: 8/20/19
(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANN CHADWICK MANNING, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 25th of February, 2016.

Notary Public
My Commission Expires: 8/20/19
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212