WARRANTY DEED

JOHN C. LEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Y-DM-16-2418-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19 DAY OF JULY, 2016.

Notary Public

MY COMMISSION EXPIRES: 3618

(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)
Anne L. Roddick	New Owner	
(NAME)	(NAME)	**072-14-0-158.00**
702 Split Rail Drive	**702 Split Rail Drive**	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	**Brentwood, TN 37027**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **DAVID MANNING, SR. AND LINDA MANNING, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ANNE L. RODDICK AND MICHAEL A. RODDICK, WIFE AND HUSBAND,** hereinafter called the Grantee(s), his/her/its/their heirs, successors 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 Lot No. 21 on the Plan of G. A. Pickup's Addition, of record in Plat Book 974, Page 43, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to David Manning, and David Manning, Sr., and Linda Manning, husband and wife by Quitclaim Deed from David Manning, of record in Instrument No. 20100526-0040614, Register's Office for Davidson County, Tennessee, dated May 21, 2010 and recorded on May 26, 2010.

Being the same property conveyed to David Manning Sr., and Linda Manning, husband and wife by Quitclaim Deed from David Manning (correctly, David Manning, Jr.) and David Manning, Sr., and wife, Linda Manning, of record in Instrument No. 20141231-0119297, Register's Office for Davidson County, Tennessee, dated December 31, 2014 and recorded on December 31, 2014.

This conveyance is subject to:
- Taxes for the year 2016.
- Subject to all matters shown on the Plan of record in Plat Book 974, Page 43, Register's Office for Davidson County, Tennessee.
- Easement Deed by Court Order in Settlement of Landowner Action of record in Instrument Number 20120228-0017172, in the Register's Office for Davidson County, Tennessee.
- Title to that portion of the property, if any, embraced within the charter right-of-way of the L & N Railroad.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2418 North 16th Street, Nashville, Tennessee 37206-2202**.

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.

BILL GARRETT, Davidson County
Trans:T20160062627 DEEDWARR
Recvd: 07/21/16 08:50 2 pgs
Fees:13.00 Taxes:481.00
20160721-0074962

Witness my/our hand(s) this the 19th DAY OF JULY, 2016.

David Manning, Sr. by Linda Manning, Attorney-in-Fact

Linda Manning

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LINDA 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 19th of July, 2016.

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

NATHAN KEITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Linda Manning, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of DAVID MANNING, SR, and who acknowledged he/she/they executed the same as the free act and deed of the said DAVID MANNING, SR.

Witness my hand and official seal, this the 19th of July, 2016.

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

NATHAN KEITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

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