WARRANTY DEED

RETURN TO: BANKERS TITLE & ESCROW CORP.

PREPARED BY: BANKERS TITLE & ESCROW CORP. 3310 WEST END AVE. [illegible] TN 37203

TRACEY PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of August, 2016

Notary Public

MY COMMISSION EXPIRES: 1-8-19

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, 301 S. Perimeter Park Drive, Suite 100, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Bart G. Wallace	**Movement Mortgage, LLC**	125-05-0/25.00
(NAME)	(NAME)	
6613 Rolling Fork Drive	841 Seahawk Circle	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Virginia Beach, VA 23452	
(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, I, **Kevin T. McManus aka Kevin T. McManus MD,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Bart G. Wallace and Amanda L. Wallace, husband and wife, and Kathy Neal, a married woman** 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:

Beginning on the southerly margin of Rolling Fork Drive at a corner of Lot Nos 896 and 897, thence with the line between said two lots southwardly 723.9 feet; thence south 35 deg. 36 min west 9.3 feet; thence north 52 deg. 30 min west 127 feet; thence north 60 deg. 05 min west 60 feet; thence south 75 deg. 38 min west 71.5 feet to the corner of lots 895 and 896; thence with the line between said two lots northwardly 604.5 feet to the southerly margin of Rolling Fork Drive; thence with said Drive Eastwardly 47.3 feet to a concrete monument and continuing in the same direction 24.9 feet in all 72.2 feet to the beginning

Being the same property conveyed to Kevin T. McManus MD by deed from Don C. Whitehead and wife, Maureen G. Whitehead dated May 26, 2009 and filed for record June 18, 2009 as Instrument NO. 20090618-0056935 in the Register's Office for Davidson County, Tennessee.

Subject to any and all zoning regulations, building restrictions and setback lines if any and any and all easements for public utilities.

The taxes for the current year have been prorated and assumed by the Grantee.

This property has never been the marital residence of Kevin T. McManus.

unimproved ☐

This is improved ☑ property, known as 6613 Rolling Fork Drive, Nashville, TN 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

BILL GARRETT, Davidson County
Trans:T20160074619 DEEDWARR
Recvd: 08/26/16 09:53 2 pgs
Fees:13.00 Taxes:1665.00
20160826-0089423

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.

Witness my/our hands this 25th day of August, 2016.

Kevin T. McManus

State of Tennessee
County of Davidson

Personally appeared before me Kevin T. McManus, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 25th day of August, 2016.

Notary Public Judith C. Jacobs
My Commission Expires: 1-20-20

File No.: 201608015

