RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $315,000.00 Affiant Subscribed and sworn to before me, this the 25th day of August, 2016. Notary Public My commission expires: 1-9-18

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Margaret Manning	**USAA Federal Savings Bank**	
938 A Spain Avenue	**10750 McDermott Freeway**	072092K00100CO
Nashville, TN 37216	**San Antonio, TX 78288-0544**	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JOHN K. JENNETTE, MARRIED*, BY AND THROUGH HIS ATTORNEY IN FACT, CHANCE ALFORD**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MARGARET E. MANNING, UNMARRIED,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land situated in Davidson County, Tennessee being Unit A, as established in Declaration of Covenants, Conditions and Restrictions for Homes at 938 Spain Avenue, a Horizontal Property Regime with Private Elements of record at Instrument No. 20160309-0022791, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to Rare Earth Properties, a Tennessee General Partnership by Quitclaim deed from Sheila F. Tidwell and Connie M. Williams, both unmarried of record in Instrument No. 20070705-0079971 Register's Office for Davidson County, Tennessee, dated July 3, 2007 and recorded on July 5, 2007.

Being a portion of the same property conveyed to John K. Jennette, married by Warranty deed from Rare Earth Properties, a Tennessee General Partnership of record in Instrument No. 20160303-0020653 Register's Office for Davidson County, Tennessee, dated February 26, 2016 and recorded on March 3, 2016.

Power of Attorney executed by John K. Jennette to Chance Alford is being recorded simultaneously herewith in Instrument No. 20160829.0089947, Register's Office for Davidson County, Tennessee.

* Grantor is married but property has never been a residence of the grantor or his spouse.

BILL GARRETT, Davidson County
Trans:T20160075036 DEEDWARR
Recvd: 08/29/16 09:46 2 pgs
Fees:13.00 Taxes:1165.50
20160829-0089948

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 938 A Spain Avenue, Nashville, TN 37216.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 25th day of August, 2016.

John K. Jennette by Chance Alford
his attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Chance Alford as attorney in fact for John K. Jennette, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

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

Notary Public

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017