WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $319,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of November, 2016.

Notary Public

MY COMMISSION EXPIRES: 11-5-19
(AFFIX SEAL)

TABATHA EDWARDS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

File No. 0002314

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Katherine Leigh Manz	NEW OWNER	119 05 0 253.00
(NAME)	(NAME)	
2508 Foster Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37210		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZI	

BILL GARRETT, Davidson County
Trans:T20160101275 DEEDWARR
Recvd: 11/16/16 12:05 2 pgs
Fees:13.00 Taxes:1180.30
20161116-0120885

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Marjorie Kinnard, a single person,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Katherine Leigh Manz, a single woman,** HEREINAFTER CALLED THE GRANTEE, 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, and being more particularly described as follows:

Tract I:

Being Lot No. 176 which fronts 50 feet on the East side of Foster Avenue and extends back between parallel lines 150 feet to an alley in the rear and being of record in Book 332, page 148 (incorrectly stated prior deed as Book 658, Page 204), Register's Office for Davidson County, Tennessee. Said lot being in Cumberland Nursery Addition.

Tract II:

Land in Davidson County, Tennessee, in the Sixth Civil District, being a strip of land fronting 8 feet on the Easterly margin of Foster Avenue and running back between parallel lines 50 feet to a line measuring 8 feet thereon. Said lot is the Southerly 8 feet facing Foster Avenue of Lot No. 177 on the Map of the resubdivision of Lots Nos 3, 4, 5, and 6 Cumberland Nurseries, as of record in Book 332, Page 148, Register's Office, Davidson County, Tennessee, more specifically described as being a portion of Lot No. 177 on the Map of the resubdivision of Lots Nos. 3, 4, 5 and 6 Cumberland Nurseries as of record in Book 332, Page 148, Register's Office, Davidson County, Tennessee. Commencing at the Westerly common corner of Lots Nos. 176 and 177, thence Northerly along the Easterly margin of Foster Avenue a distance of 8 feet, thence Easterly a distance of 50 feet, thence Southerly a distance of 8 feet, thence Westerly along the common line of Lots Nos. 176 and 177 a distance of 50 feet to the point of origin.

Being the same property conveyed to Marjorie Kinnard, a single person by Quit Claim Deed from James Blanton, a single person, recorded on the 28th day of May, 2015 in Instrument No. 20150528-0049380, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) taxes for 2016 which have been pro-rated and paid at closing; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 2508 Foster Avenue, Nashville, TN 37210

(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.

Witness my hand this 14th day of November, 2016.

Marjorie Kinnard

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 Marjorie Kinnard, the bargainor(s), with whom I am personally acquainted (or proved to me his/her identity on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand this 14th day of November, 2016.

Tabatha Edwards
Notary Public

My commission expires: 11-5-19

TABATHA EDWARDS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

TABATHA EDWARDS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY