(1)

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170000553 DEEDWARR
Recvd: 01/04/17 08:47 2 pgs
Fees:13.00 Taxes:2431.09
20170104-0000626

LAURA MITCHELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY TENN.

G-12A-16-2-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $657,050.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF DECEMBER, 2016.

Notary Public

MY COMMISSION EXPIRES: 3/6/18 (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)
Scott Manning and Kristen Manning	NEW OWNER	
(NAME)	(NAME)	**105-1-4-A-2.00CO**
1103 Archer Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(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, **ARCHER DEVELOPMENT, LLC,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SCOTT MANNING AND KRISTEN MANNING, HUSBAND AND WIFE,** 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 Unit 2 of Archer at 12th Homes, A Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions in Instrument No. 20160908-0094811, Amended in 20161102-0115692 and Amended in Instrument No. 20161123-0123554, Register's Office for said County, to which reference is hereby made.

Being part of the same property conveyed to Archer Development, LLC, by Special Warranty Deed from Leonard Amdur, recorded February 26, 2015 in Instrument No. 20150226-0016685, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Subject to all matters shown on the Plan of edgeVue Subdivision of record in Instrument No. 20150818-0082778, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan D.T. Overton's Addition of record in Plat Book 21, Page 88, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan Edgehill Estates, Section One Hundred Twenty Eight of record in Plat Book 5190, Page 266, Register's Office for Davidson County, Tennessee.
- Declaration of Covenants, Conditions and Restrictions for Archer at 12th Homes, recorded in Instrument No. 20160908-0094811, Amended in Instrument No.20161102-0115692 and Amended in Instrument No. 20161123-0123554, Register's Office for Davidson County, Tennessee.
- Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Nos. 20140415-0031255, 20150717-0070114 and 20150717-0070159,Amended in 20161102-0115692, Register's Office for Davidson County, Tennessee.
- Charter of Homeowner's Association of record in Instrument No. 20160805-0081524, Register's Office for Davidson County, Tennessee.
- Easement to Piedmont Natural Gas Company of record in Instrument No. 20150902-0089426, Register's Office for Davidson County, Tennessee.
- Easement for Gas Service Line or Fuel Line Easement of record in Book 8255, Page 361, 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: **1103 Archer Street, Nashville, Tennessee 37203**.

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 29th DAY OF DECEMBER, 2016.

Archer Development, LLC

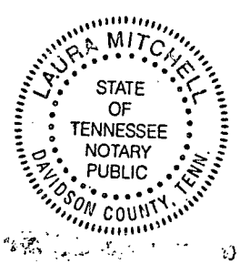
BY:_____
Hunter Connelly
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HUNTER CONNELLY, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED AGENT of ARCHER DEVELOPMENT, LLC the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 29th of December, 2016.

_____
Notary Public
My Commission Expires: 3/6/18
(SEAL)



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