This instrument prepared by:
(And return to:)

Jeffrey M. Grissim,
Attorney at Law
1222 17th Avenue S.
Nashville, TN 37212

BILL GARRETT, Davidson County
Trans:T20170012486 DEEDWARR
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20170210-0014191

WARRANTY DEED
IN LIEU OF FORECLOSURE

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
John Halliburton 113 South 13 Street Nashville, TN 37206	SAME	08314000300

Whereas, John Haliburton (the "Grantee") is the owner and holder of a certain promissory note dated the 1st day of October, 2015, from David W. Manning, Jr. (the "Grantor") to the Grantee, in the original principal amount of Three Hundred Seventy Thousand and No/100 ($370,000.00) Dollars, which is secured by the deed of trust of record in **Instrument No.: 20151008-0102724**, Register's Office for Davidson County, Tennessee;

Whereas Grantor has agreed to make, and the Grantee has agreed to accept, this conveyance in return for full and complete satisfaction of said promissory note and the release of said deed of trust;

NOW THEREFOR, FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **DAVID W. MANNING, JR.**, an unmarried person, (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto the said **JOHN HALLIBURTON** (the "Grantee"), his successors and assigns, all of his right, title and interest in and to that certain land in Davidson County, State of Tennessee, more particularly described as follows:

> Being Lot No. 4 on the Plan of Richardson Place of record in Book 547, Page 135, said lot being the same as Lot No. 9 on the Plan of Lockeland of record in Book 57, Page 135, Register's Office for Davidson County, Tennessee.
> Said Lot No. 4 fronts 50.0 feet on the northerly margin of Holly Street and extends back between parallel lines 157.0 feet to an alley.
>
> Being the same property conveyed to David W. Manning, Jr., by Warranty Deed from John H. Halliburton, III, unmarried, of record in Instrument No. 20151008-0102723, dated October 1, 2015 and recorded October 8, 2015, Register's Office for Davidson County, Tennessee.

Being also known as 1705 Holly Street, Nashville, Tennessee 37206.

TO HAVE AND TO HOLD said tract/parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee(s), their heirs, successors and assigns, forever; and Grantor does covenant with said Grantee(s) that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind herself, her heirs, successors and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs, successors and assigns, against the lawful claims of all persons whomsoever.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

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

The Grantee executes this instrument for the sole purpose of agreeing that this conveyance is for the full and complete satisfaction of the herein described promissory note and release of the herein described deed of trust.

WITNESS our hands this 7th day of February, 2017.

Grantor: **DAVID W. MANNING, JR.**

Grantee : **JOHN HALLIBURTON**

STATE OF TENNESSEE)
COUNTY OF DAVISON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **David W. Manning, Jr.** and **JOHN HALLIBURTON**, with whom I am personally acquainted (or proved to me on the basis of sufficient evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at Nashville, Tennessee, this 7th day of February, 20107

Notary Public

My Commission Expires: _____

JEFFREY M. GRISSIM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 7, 2020

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer, or value of property (whichever is greater) is $12,000.00

Affiant

Subscribed and sworn before me this 7th day of February, 2017.

NOTARY PUBLIC

My Commission Expires:_____

JEFFREY M. GRISSIM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 7, 2020