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| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**1620 Westgate Circle, Ste 150**<br>**Brentwood, TN 37027**<br><br>**CRT File No. 1703[illegible]** | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is: $316,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this 17th day of March, 2017.<br><br>Notary Public<br>My Commission Expires: |

ANNE MARIE CHANDLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires September 7, 2020

BILL GARRETT, Davidson County
Trans:T20170023631 DEEDWARR
Recvd: 03/20/17 15:34 2 pgs
Fees:13.00 Taxes:1169.20
20170320-0027138

# WARRANTY DEED

| Address New Owner: | Send Tax Bills To: | Tax Information: |
|---|---|---|
| Hanna Wyatt Manning | Finworth Mortgage, LLC | Tax Parcel ID No. |
| 2019 A Beech Avenue | 2106 Crestmoor Rd. | 105-10-0B-003.00-CO |
| Nashville TN 37204 | Nashville, TN 37215 | |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Molly M. Provost, a single woman** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Hanna Wyatt Manning, a single woman**, ("Grantees"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 3 in Waverly Place, a Private Element Horizontal Property Regime, located on Beech Avenue and Benton Avenue in Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions, and Restrictions for Waverly Place Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20040429-0048517, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units property, co-owners and tenants of Waverly Place Townhomes, a Private Element Horizontal Property Regime, contained in the said Declaration, the Plan filed as Exhibit "C" to said Declaration appearing in Instrument No. 20040429-0048517, and By-Laws appended thereto, said Register's Office, are incorporated in this Deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Molly M. Provost, a single woman by Warranty deed from Stacy M. Blumberg, unmarried of record in Instrument No. 20141223-0117577 Register's Office for Davidson County, Tennessee, dated December 17, 2014 and recorded on December 23, 2014.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2017, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 332, Page 130 and Book 332, Page 151, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions for Waverly Place Townhomes, a Horizontal Property Regime With Private Elements and By-Laws of Waverly Place Townhouse Corporation appended thereto, of record in Instrument Number 20040429-0048517, Register's

Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Charter of Waverly Place Townhouse Corporation of record in Instrument Number 20040429-0048518, in the Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the Plan attached as Exhibit "C" to the Declaration of Covenants, Conditions and Restrictions for Waverly Place Townhomes, a Horizontal Property Regime With Private Elements, of record in Instrument Number 20040429-0048517, Register's Office for Davidson County, Tennessee.

Restrictive Covenants of record in Book 720, Page 243, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Subject to common wall rights and restrictions reserved and granted in the deed of record in Book 5786, Page 355 and Book 5786, Page 357, in the Register's Office for Davidson County, Tennessee.

Storm Water Detention Agreement of record in Instrument Number 20031008-0149516, in the Register's Office for Davidson County, Tennessee.

Quitclaim deed to HOA of record in Instrument Number 20041230-0155032, in the Register's Office for Davidson County, Tennessee.

Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 2019 A Beech Avenue Nashville TN 37204

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, her successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, her successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

**IN WITNESS WHEREOF**, Grantor has executed this instrument on this 17th day of March, 2017.

Molly M. Provost

STATE OF TENNESSEE )
COUNTY OF WILLIAMSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Molly M. Provost, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of March, 2017.

Notary Public
My Commission Expires: 01/17/21

