BILL GARRETT, Davidson County
Trans:T20170037712 DEEDWARR
Recvd: 05/03/17 15:48 2 pgs
Fees:13.00 Taxes:701.71
20170503-0044010

THIS INSTRUMENT PREPARED BY:

Midtown Title, LLC

1704 Charlotte Avenue, #105

Nashville, Tennessee 37203
File No.: M176187

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $189,650.00

Affiant

Subscribed and sworn to before me, this the 27th day of April, 2017.

NOTARY PUBLIC
S. NIXON PRESSLEY
My Commission Expires
February 10, 2021
STATE OF TENNESSEE

Notary Public
My Commission Expires: 02/10/2021

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Brian Manning Susan Manning 213 W. Cedar Street Goodlettsville TN 37072	Movement Mortgage P.O. Box 890964 Charlotte, NC 28289-0964	025-04-0-018.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Ryan McArthur and Sarah McArthur**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Brian Lee Manning and Susan Ashley Manning, husband and wife**, hereinafter called the Grantees, 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, being Lot No. 18 on an unrecorded survey by Ragan, Smith & Associates, Inc., dated August 13, 1979, and described as follows:

Beginning at an iron pin in the Northerly margin of Cedar Street; thence, with the margin of said street around a curve having a radius of 675.03 feet, a distance of 102.00 feet to an iron pin; thence, North 6 degrees 08 minutes 39 seconds West 135.18 feet to an iron pin; thence, North 87 degrees 48 minutes 15 seconds East 55.84 feet to an iron pin; thence, South 22 degrees 06 minutes 5 seconds East 159.37 feet to the point of beginning.

Being the same property conveyed to Ryan McArthur and Sarah McArthur, husband and wife by Warranty Deed from Lawrence Dean Hutchison, Jr., married, recorded on the 14th day of August, 2013 in Instrument No. 20130814-0085496, in the Register's Office of Davidson County, Tennessee.

This is ☒ Improved OR ☐ Unimproved property located at: 213 W. Cedar Street, Goodlettsville, TN 37072

This conveyance is made subject to 1) Property taxes for the year 2017 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTOR paying their prorated share thereof to the GRANTEE who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. 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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 27th day of April, 2017.

Ryan McArthur

Sarah McArthur

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Ryan McArthur and Sarah McArthur**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 27th day of April, 2017.

C.M. CORRIVEAU STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public
My Commission expires: 03/08/2021