BILL GARRETT, Davidson County
Trans:T20170041638 DEEDWARR
Recvd: 05/16/17 13:14 2 pgs
Fees:13.00 Taxes:4134.75
20170516-0048542

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|---|---|
| **THIS INSTRUMENT PREPARED BY:**<br>GEORGE V. CRAWFORD, JR.<br>**GULLETT, SANFORD, ROBINSON & MARTIN, PLLC**<br>150 THIRD AVENUE SOUTH<br>SUITE 1700<br>NASHVILLE, TENNESSEE 37201<br>(615) 244-4994 | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is $1,117,500.00.<br>Sharon D Mullen<br>Affiant<br><br>Subscribed and sworn to before me, this 15th day of May, 2017.<br>J L Hall<br>Notary Public<br><br>My Commission Expires: 10-14-2019 |

JONNA L. HALL
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

| Address New Owner As Follows: | Send Tax Bills To: | Map-Parcel Number: |
|---|---|---|
| Christopher D. Manning and<br>Amanda Lauren Manning<br>308 Sunnyside Drive<br>Belle Meade, TN 37205 | NEW OWNER | 116 07 0 110.00 |

## WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **CATHERINE H. IKARD, unmarried**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **CHRISTOPHER D. MANNING AND AMANDA LAUREN MANNING, husband and wife**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

**Land in Davidson County, Tennessee, being Lot 7, as shown on the map entitled the Plan of Resubdivision of a Part of Thomas H. Malone Farm, of record in Book 3700, page 133, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.**

**Said Lot No. 7 fronts 177 feet on the easterly side of Sunnyside Drive and extends back 283.5 feet on the northerly line and 284.9 feet on the southerly line to the westerly margin of Red Wing Avenue, measuring 177 feet thereon.**

**Being the same property conveyed to Robert W. Ikard and wife, Catherine H. Ikard, by deed from James H. Brewer and wife, Elizabeth P. Brewer, of record in Book 4774, page 397, dated December 19, 1973, said Register's Office. Being further conveyed to Catherine H. Ikard, by Quitclaim Deed from Robert W. Ikard, of record in Instrument No. 20080724-0075705, dated July 16, 2008, said Register's Office. Being further conveyed to Catherine H. Ikard and her husband, Robert W. Ikard, as tenants by the entirety, by Quitclaim Deed from Catherine H. Ikard, of record in Instrument No. 20160902-0092896, dated September 2, 2016, said Register's Office. The said Robert W. Ikard having since died leaving Catherine H. Ikard the surviving tenant by the entirety.**

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. Taxes for the year 2017 and subsequent years. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 3700, page 133, said Register's Office.

This is improved property known as: **308 Sunnyside Drive, Belle Meade, TN 37205.**

**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 Grantor covenants with the said Grantees that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenants and binds herself, her heirs and assigns, 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.

**WITNESS** my hand this 15th day of May, 2017.

Catherine H. Ikard
Catherine H. Ikard

BY: Robert Winston Ikard, Jr., Attorney-in-Fact
Robert Winston Ikard, Jr., Attorney-in-Fact, pursuant to Power of Attorney of record in Instrument No. 20170516-0048541, RODCT.

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public for and in the State and County aforesaid, Robert Winston Ikard, Jr., to me known, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the person who executed the foregoing instrument on behalf of Catherine H. Ikard, and who acknowledged that he executed the same as the free act and deed of the said Catherine H. Ikard.

Witness my hand and official seal this 15th day of May, 2017.

GEORGE V. CRAWFORD, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 10, 2019

Notary Public

My Commission Expires: _____

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