STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is **$190,000.00** (One Hundred Ninety Thousand).

AFFIANT

Subscribed to and sworn before me this 13th day of September, 2017.

NOTARY PUBLIC MY COMMISSION EXPIRES:

JEFFREY M. GRISSIM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires SEPT 7 2020 (NOTARY SEAL)

Bill Garrett Davidson County
Batch# 1126 **DEEDWARR**
09/15/2017 08:50:50 AM 2 pgs
Fees: $13.00 Taxes: $703.00

20170915-0094362

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
DY Construction, Inc. 911 19th Avenue North, Apt. D Nashville, TN 37216	SAME AS NEW OWNER	07204028800

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **WILLIAM DALE MANLEY, UNMARRIED,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **DY CONSTRUCTION, INC.,** HEREINAFTER CALLED THE **GRANTEE(S),** 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 the southerly 33 feet of Lot No. 24 and the northerly 33 feet of Lot No. 25, Block "D", Map of Country Club Estates, as of record in Book 843, Page 95, Register's Office for said County.

Said parts of said lots adjoin and front together 66 feet on the easterly side of Janie Avenue and run back between parallel lines, 175 feet to a dead line.

Being the same property conveyed to William Dale Manley, unmarried, by deed from Thomas J. Beatty and wife, Linda D. Beatty of record in Book 10902, Page 655, dated April 24, 1998 and recorded April 28, 1998, Register's Office for Davidson County, Tennessee.

Being also known as 1421 Janie Avenue, Nashville, Tennessee 37216.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(**X**) IMPROVED ( ) UNIMPROVED	Property known as: **1421 JANIE AVENUE** **NASHVILLE, TN 37216**

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. 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.

WITNESS, this 13th day of September, 2017

William Dale Manley

William Dale Manley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 13th day of September, 2017, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **William Dale Manley** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 13th day of September, 2017.

Notary Public

Commission Expires:

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

LTSR Number: