WARRANTY DEED

Bill Garrett Davidson County
Batch# 22312 **DEEDWARR**
11/06/2017 10:04:03 AM 2 pgs
Fees: $13.00 Taxes: $1,054.87

20171106-0113556

Y-RTR-17-1149

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,100.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF NOVEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

STEPHANIE DOME STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-05-2021

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
The Myers Family Trust and Randall G. Myers and Tamara J. Myers	**New Owner**	
(NAME) **1149 Woodbury Falls Court**	(NAME)	**128-12-C-36.00CO**
(ADDRESS) **Nashville, TN 37221**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **CHARLES MANNING, JR. AND CYNTHIA MANNING, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **THE MYERS FAMILY TRUST, UDT, DATED OCTOBER 4, 2000 50%, AND RANDALL G. MYERS AND TAMARA J. MYERS, HUSBAND AND WIFE 50%,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 1149, Woodbury Townhomes, Phase I, as shown on the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20060310-0028278, amended in Instrument No. 20080201-0010772, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Charles Manning, Jr. and Cynthia Manning, husband and wife, by Special Warranty Deed from Vastland Northcrest Development, LLC, recorded March 18, 2014 in Instrument No. 20140318-0022098, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

- Subject to all matters shown on the Boundary Plat of record in Instrument No. 20050216-0017693, Register's Office for Davidson County, Tennessee.
- Terms, provisions, options, rights of first refusal, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions recorded in Instrument No. 20060310-0028278, amended in Instrument No. 20080201-0010772, 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 Homeowner's Association of record in Instrument No. 20060309-0027744, Register's Office for Davidson County, Tennessee.
- Easement Agreement of record in Instrument No. 20120810-0071791, Register's Office for Davidson County, Tennessee.
- Easement for Utilities and Sanitary Sewer of record in Book 5074. Page 547, Register's Office for Davidson County, Tennessee.
- Easement for Drainage of record in Book 8083, Page 534 and Book 8083, Page 547, Register's Office for Davidson County, Tennessee.
- Easement for Sanitary Sewer, Storm Drainage and Water Mains of record in Instrument No. 20120706-0059466, Register's Office for Davidson County, Tennessee.
- Conveyance to the State of Tennessee of record in Book 8083, Page 541, Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Instrument No. 20050118-0005578, Register's Office for Davidson County, Tennessee.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1149 Woodbury Falls Court, Nashville, Tennessee 37221**.

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. Wherever 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 my/our hand(s) this the 1st DAY OF NOVEMBER, 2017.

Charles Manning, Jr.

Cynthia Manning

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHARLES MANNING, JR., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 1st of November, 2017.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CYNTHIA MANNING, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 1st of November, 2017.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212