Bill Garrett Davidson County
Batch# 28196 DEEDWARR
11/20/2017 01:16:46 PM 2 pgs
Fees: $13.00 Taxes: $1,476.30
20171120-0118948

THIS INSTRUMENT PREPARED BY:

Jennifer S. Ghanem, Esq.
The Row Title & Escrow, LLC
20 Music Square West, Suite 200
Nashville, TN 37203

HUTCH HENDERSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER
My Comm. Expires February 25, 2020

WHEN RECORDED RETURN TO:
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. M177092

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $399,000.00

X _____
Affiant

Subscribed and sworn to before me, this _____ day of November, 2017.

_____
Notary Public
My Commission Expires: 2-25-20

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Tax Information:
Jerry W. Wallace and Sharon M. Wallace 900 Magnolia CT W Nashville, TN 37221	VSAA Federal Savings 10750 McDermott Fwy San Antonio, TX 78288	Tax Parcel ID No. 142-11-0B-001.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **CHRISTOPHER MANNING AND AMANDA MANNING, HUSBAND AND WIFE,** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **JERRY W. WALLACE AND SHARON M. WALLACE, HUSBAND AND WIFE,** ("Grantees"), their 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 Lot(s) 1, as shown on the map entitled the Plan of Magnolia Place, of record in Book 7900, page 729, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to CHRISTOPHER MANNING AND AMANDA MANNING, HUSBAND AND WIFE, by deed from MATTHEW A. MOORE AND WIFE, ALLISON P. MOORE, of record in Instrument No. 20100331-0023818, dated March 26, 2010, said Register's Office.

This is improved property commonly known as: **900 Magnolia Ct. W, Nashville, TN 37221.**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

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

And Grantors covenant that they have lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantors further covenant and binds themselves, their successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their 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, Grantors have executed this instrument on this 16th day of November 2017.

CHRISTOPHER MANNING

AMANDA MANNING

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **CHRISTOPHER MANNING AND AMANDA MANNING**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), to be the persons who executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office this 16th day of November, 2017.

JENNIFER S. GHANEM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 8, 2018

Notary Public
My Commission Expires: _____