Bill Garrett Davidson County
Batch# 30417 DEEDWARR
11/28/2017 08:45:55 AM 2 pgs
Fees: $13.00 Taxes: $969.40
20171128-0120993

Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Tayler Rae Smith
3372 William Bailey Drive
Nashville, TN 37207

SEND TAX BILL TO:
New Owner

MAP/PARCEL 059150A17000CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Lenny A. Manning Jr. and Margo Manning, husband and wife, hereafter called the GRANTORS,** have bargained and sold, and by these presents, do transfer and convey unto **Tayler Rhae Smith, unmarried, and Tracie Rae Smith, unmarried, as joint tenants with rights of survivorship, hereafter called the GRANTEES,** his heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 107 on the plan of CHATEAU VALLEY, PHASE 6 & 7, as shown by plat of record in Instrument No. 200912110113102, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Lenny A. Manning, Jr. and Margo Manning, husband and wife by Warranty Deed from Goodall Inc. Builders, a Tennessee corporation, recorded on the 9th day of October, 2015 in Instrument No. 20151009-0103308, in the Register's Office of Davidson County, Tennessee.

This is improved property known as: **3372 William Bailey Drive, Nashville, Tennessee 37207**

THIS CONVEYANCE is made subject to all taxes, taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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,

GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS, do further covenant and bind themselves, their heirs and

GRANTEES. His heirs and assigns, against the lawful claims of all persons whomsoever. Possession to be given 28th day of November, 2017.

WITNESS MY HAND on this the 28th day of November, 2017

Lenny A. Manning Jr.

Margo Manning

STATE OF TENNESSEE
COUNTY OF Davidson

Personally, appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Lenny A. Manning Jr. and Margo Manning,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he/she/they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 28th day of November, 2017.

NOTARY PUBLIC

My Commission Expires: 9/22/2020

JODIE D. PELLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $262,000.00

AFFIANT

Subscribed and sworn to before me this the 28th day of November, 2017.

NOTARY PUBLIC

My Commission Expires: 9/22/2020

JODIE D. PELLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

File No: 170659