THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 171113955** Bill Garrett Davidson County Batch# 36748 DEEDWARR 12/13/2017 12:16:10 PM 2 pgs Fees: $13.00 Taxes: $2,183.00 20171213-0127125	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $590,000.00. Affiant Subscribed and sworn to before me, this 11th day of December, 2017. Notary Public My Commission Expires:

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021

WARRANTY DEED

Address New Owner: Roy Redford Manning, IV. 822 A Horner Avenue Nashville TN 37204-2722	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 118020R00300CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Janet R. Garner** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Roy Redford Manning, IV., an unmarried man** ("Grantees"), its successors, 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 Unit C, HORNER CLOSE TOWNHOMES, as established by Declaration of Covenants, Conditions and Restrictions for Horner Close Townhomes recorded in Instrument No. 20141016-0095662 as corrected in Instrument No. 20150108-0001975, as affected by First Amendment to Declaration of Covenants, Conditions and Restrictions for Horner Close Townhomes recorded in Instrument No. 20150109-0002704, in the Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Being the same property conveyed to Janet R. Garner by Warranty Deed from Don Hays, recorded on the 16th day of October, 2014 in Instrument No. 20141016-0095663, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2018 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat recorded in Plat Book 1130, Page(s) 17 and 18.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 1153, Page 296.

Declaration of Protective Covenants, Conditions and Restrictions Establishing Horner Close (A Condominium with Private Elements) recorded in Instrument No. 20131107-0115795, as affected by Termination of Condominium Declaration Establishing Horner Close recorded in Instrument No. 20141016-0095662 and further affected by Declaration of Covenants, Conditions and Restrictions for Horner Close Townhomes recorded in Instrument No. 20150108-0001975, as amended in Instrument No. 20150109-0002704.

This is improved property located at 822 A Horner Avenue Nashville TN 37204-2722

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

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its 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, Grantor has executed this instrument on this 11th day of December, 2017.

Janet R. Garner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Janet R. Garner, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11th day of December, 2017.

Notary Public

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018