GSRM Box 44

WARRANTY DEED

Bill Garrett Davidson County
Batch# 37199 **DEEDWARR**
12/15/2017 08:55:19 AM 3 pgs
Fees: $18.00 Taxes: $1,406.00

20171215-0127746

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $380,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF DECEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

WESLEY D. TURNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 2, 2018

THIS INSTRUMENT WAS PREPARED BY
Laura Perry,
Homeland Title, LLC,
220 Town Center Parkway, Suite 135, Spring Hill, TN 37174

File No.: HTS17-110757

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Patrick C. Manning	New Owner	
(NAME)	(NAME)	
302 Artisan Lane		118-0D-061.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF THREE HUNDRED EIGHTY THOUSAND AND NO/100 DOLLARS ($380,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, TUCKER DALTON HANNAH AND WIFE, JULIE CHRISTINE HANNAH AND PAUL RUSSELL HANNAH, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO PATRICK C. MANNING, HEREINAFTER CALLED THE GRANTEES, 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 Unit 61, Gale Park Single Family Homes, a Condominium, as shown on the site plan attached as Exhibit "B" to the Declaration establishing Gale Park Single Family Homes, a Condominium, of record in Insturment No. 20110224-0015356, affidavit in Instrument No. 20110531-0041215, amended in Instrument No. 20110311-0019705, Instrument No. 20120508-0039773, Instrument No. 20120921-0086162 and Instrument No. 20130306-0022201, Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights and interest in favor of other Unit Owners, and all Sewer, Water, Electrical, Telephone and other Utility Easements now or hereafter established over, through or upon the land embracing the regime and buildings thereof, said unit being depicted on exhibit "B" to said Declaration, as amended; together with a Percentage Interest in the Common Elements and voting percentage as set forth in Exhibit "C" to said Declaration, as smended.

Being the same property conveyed to Tucker Dalton Hannah and wife, Julie Christine Rafferty, 50% undivided interest and Paul Russell Hannah, married, 50% undivided interest, tenants in common with rights of survivorship by Warranty Deed from Gale Park, LLC of record in Instrument No. 20130523-0052086, Register's Office for Davidson County, Tennessee, dated May 21, 2013 and recorded on May 23, 2013.

Being the same property conveyed a 13% interest to Tucker Dalton Hannah and wife, Julie Christine Rafferty, by Quitclaim Deed from Paul Russell Hannah, married of record in Instrument No. 20161207-0128387, Register's Office for Davidson County, Tennessee, dated December 20, 2016 and recorded on December 07, 2016.

Being the same property conveyed a 13% interest to Tucker Dalton Hannah and wife, Julie Christine Rafferty, by Quitclaim Deed from Paul Russell Hannah, married of record in Instrument No. 20170117-0004802, Register's Office for Davidson County, Tennessee, dated January 05, 2017 and recorded on January 17, 2017.

Julie Christine Rafferty is now known as Julie Christine Hannah.

Paul Russell Hannah has never occupied the said propety as his primary residence.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐

This is improved ☒ property, known as 302 Artisan Lane, Nashville, TN 37204

(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES 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 GRANTEES, 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 13th day of December, 2017

Tucker Dalton Hannah

Julie Christine Hannah

Paul Russell Hannah

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson DLC

On this the 13th day of December, 2017, before me personally appeared Tucker Dalton Hannah and wife, Julie Christine Hannah and Paul Russell Hannah, to me this day and acknowledged and executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the13th day of December, 2017.

Deanna L Cooper
Notary Public

My Commission Expires: 5/13/2020

(SEAL)

