WARRANTY DEED

Bill Garrett Davidson County
Batch# 54780 DEEDWARR
02/05/2018 09:09:56 AM 2 pgs
Fees: $13.00 Taxes: $1,849.63

20180205-0011159

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $499,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of February, 2018

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney, 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ryan C. Bear	newowner	105-7-2F-2.00
(NAME)	(NAME)	
1311 B Little Hamilton Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **McMan Investments, GP,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Ryan C. Bear, an unmarried man, and Adrianne E. Rasche, an unmarried woman**, 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 B on the Plan of Homes at 1311 Little Hamilton Townhomes, a Horizontal Property Regime with Private Elements, created under Title 67, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions for Homes at 1311 Little Hamilton, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20160229-0018847, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto. Reference is hereby made to the plan of Homes at 1311 Little Hamilton Townhomes, shown on Exhibit "C" to the Declaration of Covenants of record in Instrument No. 20160229-0018847, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said Unit.

Being the same property conveyed to McMan Investments, GP, a Tennessee general partnership, by deed from Peggy Newman, dated July 8, 2016, of record in Instrument No. 20160718-0073523, and corrected in Scrivener's Affidavit of record in Instrument 20171205-0123897, and by deed from Salvador Lara and wife, Oliva B. Lara of record in Instrument No. 20151216-00126408, said Register's Office.

This conveyance is made subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and compete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☑ property, known as 1311 B Little Hamilton Avenue, Nashville, TN 37203
(House Number) (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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 62R-17-1311

Witness my/our hands this 1st day of February, 2018.

MCMAN INVESTMENTS, GP

By: _____
Peggy Newman, Managing Partner

State of Tennessee
County of Davidson

Before me, the undersigned, a notary public in and for said County and State, personally appeared. **Peggy Newman,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Managing Partner of McMan Investments, GP, a Tennessee General Partnership, the within named bargainor, and that as the Managing Partner, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the General Partnership by herself as Managing Partner of the General Partnership.

WITNESS my hand and seal this 1st day of February, 2018.

_____
Notary Public
My Commission Expires: 3-6-2018

File No.: 38492

MELODY M. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 6, 2018