Bill Garrett Davidson County
Batch# 61224 DEEDWARR
02/21/2018 03:33:43 PM 2 pgs
Fees: $13.00 Taxes: $1,572.13
20180221-0016626

Warranty Deed

STEVEN T. MORRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-3-2021	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $424,900.00 Affiant Subscribed and sworn to before me, this the 20th day of February, 2018. Notary Public My commission expires: 5-3-21

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Patrick Eaton	GUARANTY TRUST COMPANY	
2443 Branch Street	316 ROBERT ROSE DRIVE	072070F00200CO
Nashville, TN 37216	MURFREESBORO, TN 37129	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **TIMOTHY C. MANN AND RACHAEL K. MANN, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PATRICK EATON, A SINGLE MAN,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land situated in Davidson County, Tennessee, described as follows, to-wit:

Units 1312B, as established in Declaration of Covenants, Conditions and Restrictions for Homes at 1312 Maxey Lane, a Horizontal Property Regime with Private Elements of record at Instrument No. 20170112-0003580, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to Roscoe Burton Barnes and wife, Michele Barnes and Janice Campbell Barnes, unmarried by Quitclaim deed from Roscoe Burton Barnes, married and Janice Campbell Barnes, unmarried of record in Book 10592, page 796, Register's Office for Davidson County, Tennessee, dated August 29, 1997 and recorded on September 3, 1997.

Being a portion of the same property conveyed to Roscoe Burton Barnes and Michele Barnes, husband and wife by Quitclaim deed from Roscoe Burton Barnes and Michele Barnes, husband and wife, and Janice Campbell Barnes n/k/a Janice Barnes Hibdon of record in Instrument No. 20160629-0066604 Register's Office for Davidson County, Tennessee, dated June 24, 2016 and recorded on June 29, 2016.

Being a portion of the same property conveyed to Prime Nashville, LLC by Warranty deed from Roscoe Burton Barnes and Michele Barnes, husband and wife of record in

Instrument No. 20160811-0083824 Register's Office for Davidson County, Tennessee, dated August 8, 2016 and recorded on August 11, 2016.

Being the same property conveyed to Timothy C. Mann and Rachael K. Mann, husband and wife by Warranty deed from Prime Nashville, LLC of record in Instrument No. 20170201-0010944 Register's Office for Davidson County, Tennessee, dated January 31, 2017 and recorded on February 1, 2017.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 2443 Branch Street, Nashville, TN 37216.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 20th day of February, 2018.

Timothy C. Mann

Rachael K. Mann

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Timothy C. Mann and Rachael K. Mann, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 20th day of February, 2018.

Notary Public

My Commission Expires: 5-3-21

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2021