WARRANTY DEED

Bill Garrett Davidson County
Batch# 99906 DEEDWARR
06/04/2018 02:34:37 PM 3 pgs
Fees: $18.00 Taxes: $1,960.22

20180604-0053130

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 $529,789.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 1st DAY OF June, 20 18.

Notary Public

MY COMMISSION EXPIRES: 07/06/20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Chase Everett Manning and Maegan Elizabeth Manning	new owner	
(NAME) 5609 Pennsylvania Ave.	(NAME)	091062B00200CO
(ADDRESS) Nashville, TN 37209	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **TIM M. WRIGHT, TRUSTEE OF THE WRIGHT RETIREMENT SERVICES, L.L.C. RETIREMENT SAVINGS PLAN, AS TO A 50% UNDIVIDED INTEREST AND MARK LARIMORE, TRUSTEE OF LARIMORE & LYONS, LLC CASH BALANCE PLAN TWO, AS TO A 50% UNDIVIDED INTEREST**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHASE MANNING AND MAEGAN MANNING, HUSBAND AND WIFE**, 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:

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

Being all of Lot No. 1516, of Block No. 37, Plan No. 2, West Nashville, according to plat and survey of same appearing of record in Book 57, Page 172, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details as to location and description of said lot.

Being part of the same property conveyed by Warranty Deed from Construct-All USA, INC., a Tennessee corporation to Tim M. Wright, trustee of the Wright Retirement Services, L.L.C. Retirement Savings Plan, as to a 50% undivided interest and Mark Larimore, Trustee of Larimore & Lyons, LLC Cash Balance Plan Two, as to a 50% undivided interest, as recorded on the 15th day of February, 2017 in Instrument No. 20170215-0015515, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: G-P-18-5609

unimproved
This is improved x property, known as 5609 Pennsylvania Ave., Nashville, TN 37209
(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.

Witness my hand this 31st day of May, 2018

WRIGHT RETIREMENT SERVICES, L.L.C.
RETIREMENT SAVINGS PLAN

BY: Tim M. Wright

TIM M. WRIGHT, TRUSTEE

STATE OF N. C.
COUNTY OF Macon

Personally appeared before me, the undersigned notary public, Tim M. Wright with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Trustee of WRIGHT RETIREMENT SERVICES,L.L.C. RETIREMENT SAVINGS PLAN, and who further acknowledged that he is authorized by said Trust Agreement to execute the within instrument as Trustee of said Trust.

Witness my hand and official seal at ~~Nashville~~ Highlands NC, ~~Tennessee~~ this 31 day of May, 2018.

Commission expires: 6-18-2021

Crystal S. Corbin
Notary Public
Macon County
North Carolina
Commission Exp. 06/18/2021

Crystal S. Corbin
Notary Public

Witness my hand this 31st day of May, 2018

LARIMORE & LYONS, LLC CASH BALANCE PLAN TWO

BY: _____

MARK LARIMORE, TRUSTEE

STATE OF ~~TENNESSEE~~ Alabama

COUNTY OF ~~DAVIDSON~~ Montgomery

Personally appeared before me, the undersigned notary public, Mark Larimore with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Trustee of LARIMORE & LYONS, LLC CASH BALANCE PLAN TWO, and who further acknowledged that he is authorized by said Trust Agreement to execute the within instrument as Trustee of said Trust.

Witness my hand and official seal at ~~Nashville, Tennessee~~ Montgomery, Alabama this 31 day of May, 2018.

Commission expires:

_____

Notary Public