Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville. TN 37215

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Karen Y Johnson Davidson County
Batch# 164298 DEEDWARR
11/21/2018 09:47:20 AM 2 pgs
Fees: $13.00 Taxes: $2,923.00
20181121-0114476

Christy Wilkins Ivey

Percy Wilkins, Jr. (1933-2017)

W & I Ref: (DM) Title No.: 60197
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Jacfranz Guiteau Eve Bowers 3318 A Felicia Street Nashville, TN 37209	New Owner

TAX MAP PARCEL NUMBERS: 092094W00100CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$790,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Amy Johnson Manzanares, Successor Trustee of the Dianne B. Johnson Revocable Trust, and Amy Johnson Manzanares, Trustee of the Manzanares Family Trust,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Jacfranz Guiteau and Eve Bowers , husband and wife,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Unit A as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for 3318 Felicia Street Townhomes of record in Instrument No. 20170127-0008888, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Dianne Johnson, unmarried by Warranty Deed from David Binkley, dated October 10, 2016 and recorded on October 13, 2016 of record in Instrument No. 20161013-0108268, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated April 3, 2018 and recorded on April 9, 2018 of record in Instrument No. 20180409-0032946, said Register's Office, corrected by Scrivener's Affidavit of record in Instrument No. 20180904-0086943, subject property was conveyed to Dianne B. Johnson, Trustee of the Dianne B. Johnson Revocable Trust. The said Dianne B. Johnson has since died. The Trust appoints Amy Johnson Manzanares, as Successor Trustee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2019, and subsequent years; The Plan, with Owner's Certificate, of record being shown on Exhibit "B" in Instrument No. 20170127-0008888, said Register's Office, which Plan shows a minimum building setback line and easement to which Plan reference is hereby made for a more complete description. All Matters shown on Book 421, page 42, said Register's Office. The Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20170127-0008888, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars. Charter of 3318 Felicia Street Townhomes Homeowners Association of record in Instrument No. 20170130-0009469, said Register's Office.

This is improved property, known as 3318 A Felicia Street, Nashville, TN 37209

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 13th day of November, 2018.

amy j manzanares, successor trustee of the Dianne B Johnson trust — amy j manzanares trustee

Amy Johnson Manzanares, Successor Trustee of the Dianne B. Johnson Revocable Trust

Amy Johnson Manzanares, Trustee of the Manzanares Family Trust

State of Tennessee

County of Davidson

On this 13th day of November, 2018, before me the undersigned authority, personally appeared Amy Johnson Manzanares, Successor Trustee of the Dianne B. Johnson Revocable Trust, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-8-2019

Notary

My Commission Expires: _____

State of Tennessee

County of Davidson

On this 13th day of November, 2018, before me the undersigned authority, personally appeared Amy Johnson Manzanares, Trustee of the Manzanares Family Trust, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-8-2019

Notary

My Commission Expires: _____

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $790,000.00.

Affiant

Sworn and subscribed before me this 13th day of November, 2018.

Notary

My Commission Expires: _____

VIRGINIA ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES NOVEMBER 8, 2021