Karen Y Johnson Davidson County
Batch# 169415 DEEDWARR
12/03/2018 10:41:30 AM 3 pgs
Fees: $18.00 Taxes: $776.63
20181203-0117486

18-D-624

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is **$209,900.00** (Two Hundred Nine Thousand Nine Hundred).

AFFIANT

Subscribed to and sworn before me this 30th day of November, 2018.

NOTARY PUBLIC MY COMMISSION EXPIRES: (NOTARY SEAL)

GAIL HUDSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 10-20-2019

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Jerome Wesley Phillips 3030 Ned Shelton #206 Nashville, TN 37217	New Owner @ Address	135080B04000CO

WARRANTY DEED

FOR AND IN 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, I/WE, **CLIFFORD PAUL MANNING, II, MARRIED MAN** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **JEROME WESLEY PHILLIPS, UNMARRIED MAN,** HEREINAFTER CALLED THE **GRANTEE(S),** 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 No. 206 on the Plan of Lake Ridge Village, a Horizontal Property Regime with Private Elements as shown as Exhibit "C" to the Declaration of Covenants, Conditions and Restrictions, of record in Instrument No. 20040210-0016203, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Clifford Paul Manning, II, by deed from Doodnath Maraj, unmarried, of record in Instrument No. 20150303-0018444, dated February 26, 2015 and recorded on March 3, 2015, Register's Office for Davidson County, Tennessee.

Jeanne L. Daniel executes this instrument as Attorney-in-Fact on behalf of Clifford Paul Manning, II, recorded in Instrument No. __201812030117485____, Register's Office for Davidson County, Tennessee.

Jeanne L. Dainel and Jeanee L. Daniel are one and the same person.

The said Clifford Paul Manning, II hereby makes oath that the above described property has never been the domicile of Clifford Paul Manning, II.

Being also known as 3030 Ned Shelton Road, #206, Nashville, Tennessee 37217.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(**X**) IMPROVED ( ) UNIMPROVED	Property known as: **3030 NED SHELTON #206** **NASHVILLE, TN 37217**

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), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

LTSR Number: GTE File: 2018105070

WITNESS, this 30th day of November, 2018

Clifford Paul Manning, II

Clifford Paul Manning, II

By: Jeanee L. Daniel POA

By: Jeanee L. Daniel as his Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 30th day of November, 2018, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Jeanee L. Daniel**, attorney in fact, to me known to be the person who executed the foregoing instrument in behalf of **Clifford Paul Manning, II**, and acknowledged that she executed that same as the free act and deed of the said **Clifford Paul Manning, II.**

WITNESS my hand and official seal this the 30th day of November, 2018.

JEFFREY M. GRISSOM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT 7, 2020

Notary Public

Commission Expires: _____

LTSR Number:

GTE File: 2018105070

True Copy Certification

I, **Susan Harville**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, **Gail Hudson**, a notary public for this county and state, **Susan Harville** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

GAIL HUDSON
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 10-20-2019

My Commission Expires: _____

Notary' Seal (if on paper)