WARRANTY DEED

Karen Johnson Davidson County
Batch# 215926 DEEDWARR
04/10/2019 09:47:45 AM 2 pgs
Fees: $13.00 Taxes: $1,598.40

20190410-0032569

Y-VRES-19-1113

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $432,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF APRIL, 2019.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Sarah J. Manning and William C. Manning	**CAPSTAR Bank**	
(NAME) **2419 B Branch Street**	(NAME) **2002 Richard Jones Road, Suite A300**	**61-7-300.00**
(ADDRESS) **Nashville, TN 37216**	(ADDRESS) **Nashville, TN 37215**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **TIMOTHY WARREN CROMER AND EMILY LAUREN CROMER, CO-TRUSTEES OF THE CROMER FAMILY TRUST UAD NOVEMBER 6, 2017, WITH FULL POWER TO SELL, LEASE, GRANT, CONVEY AND ENCUMBER WITHOUT JOINDER OF ANY BENEFICIARY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SARAH J. MANNING AND WILLIAM C. MANNING, WIFE AND HUSBAND,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 22 and the easterly half of Lot No. 23 of Block B, on the revised plan of Lot Nos. 1 and 2, Block A and Lots 1 to 3 and 21 to 27, Block B, Jackson Park, Section One, as of record in Plat Book 974, Page 28, Register's Office for said County.

Said Lot No. 22 and the easterly part of Lot No. 23 front together 93 feet on the northerly side of Eastdale Avenue and run back 198 feet 6 inches on the easterly line and 184 feet 2 inches, more or less, on the westerly line to a dead line, measuring 94 feet 3 inches thereon.

Being the same property conveyed to Emily L. Cromer and Tim W. Cromer, wife and husband, by Warranty Deed from Darcy R. Young, married, recorded July 3, 2012 in Instrument No. 20120703-0058238, corrected by Warranty Deed recorded August 9, 2012 in Instrument No. 20120809-0071240 and by Scrivener's Affidavit of Correction recorded September 11, 2012 in Instrument No. 20120911-0082495, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Property Taxes for the year 2019 and subsequent years.
- Plan of record in Plat Book 974, Page 28, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **Improved** property known as: **1113 Eastdale Avenue, Nashville, Tennessee 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), 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. 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/our hand(s) this the 5th DAY OF APRIL, 2019.

The Cromer Family Trust UAD November 6, 2017

BY: _____
Timothy Warren Cromer
Trustee

BY: _____
Emily Lauren Cromer
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TIMOTHY WARREN CROMER, TRUSTEE of THE CROMER FAMILY TRUST UAD NOVEMBER 6, 2017, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 5th of April, 2019.

_____
Notary Public
My Commission Expires: _____
(SEAL)

HENRY MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-06-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, EMILY LAUREN CROMER, TRUSTEE of THE CROMER FAMILY TRUST UAD NOVEMBER 6, 2017, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 5th of April, 2019.

_____
Notary Public
My Commission Expires: _____
(SEAL)

HENRY MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-06-2022

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212