Karen Johnson Davidson County
Batch# 254372 DEEDWARR
07/10/2019 09:56:30 AM 4 pgs
Fees: $23.00 Taxes: $906.50
20190710-0067061

THIS INSTRUMENT PREPARED BY:
WESLEY D. TURNER
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
150 THIRD AVENUE SOUTH
SUITE 1700
NASHVILLE, TENNESSEE ~~37201~~
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $245,000.00.

Karen Howard
Affiant

Subscribed and sworn to before me, this 9th day of July, 2019.

JONNA L. HALL
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Notary Public

My Commission Expires: 10-14-2019

Address New Owner As Follows:
Atwill Properties, LLC
P.O. Box 786
Paragould, AR 72451

Send Tax Bills To:
New Owner

Map-Parcel Number:
117-03-0A-140.00CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **ROY REDFORD MANNING, III**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **ATWILL PROPERTIES, LLC, AN ARKANSAS LIMITED LIABILITY COMPANY,**

hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 140 on the Horizontal Property Regime for Versailles Apartments, as recorded in the Master Deed of record in Book 5168, page 944, amended in Book 5589, page 367, Book 5659, page 641, re-recorded in Book 5667, page 375, further amended in Book 7770, page 955 and in Book 8434, page 719 and as shown on the plan of record in Book 5050, page 80, as corrected by Surveyor's Certificate of Correction of record in Book 5171, page 153, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description.

Being the same property conveyed to Roy Redford Manning, III, by deed from Ervin M. Entrekin, Trustee with full power to sell, mortgage, convey or otherwise encumber without joinder of any beneficiary, of record in Book 5218, page 257, dated November 1, 1977, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2019 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Master Deed of record in Book 5168, page 944, amended in Book 5589, page 367, Book 5659, page 641, re-recorded in Book 5667, page 375, further amended in Book 7770, page 955 and in Book 8434, page 719, Register's Office for Davidson County, Tennessee.

3. Matters shown on the Plan of record in Plat Book 5050, page 80, as corrected by Surveyor's Certificate of Correction of record in Book 5171, page 153, Register's Office for Davidson County, Tennessee.

4. Grant of Easement of record in Instrument No. 20171127-0120858, Register's Office for Davidson County, Tennessee.

This is improved property known as: **3000 Hillsboro Pike, Unit 140, Nashville, TN 37215.**

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, its successors and assigns, forever; and Grantor covenants with the said Grantee that he is lawfully seized 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; and further covenants and binds himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 9th day of July, 2019.

Roy Redford Manning, III

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Roy Redford Manning, III, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 9th day of July, 2019.

(Seal)

WESLEY D. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 2, 2022

Notary Public

My Commission Expires: 5-2-2022

True Copy Certification

I, Wesley D. Turner, 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 DAVIDSON)

Personally appeared before me, the undersigned, a notary public for this county and state, Jonna L. Hall, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 10/14/2019

Notary's Seal

JONNA L. HALL
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

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