Karen Johnson Davidson County
Batch# 289259 DEEDWARR
09/20/2019 03:46:30 PM 3 pgs
Fees: $18.00 Taxes: $340.40
20190920-0095981

Prepared by:
Realty Title & Escrow Company, Inc.
2000 Richard Jones Road Suite 178
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $92,000.00.

Affiant

Subscribed and sworn to before me, this 19th day of September, 2019.

Notary Public
My commission expires:

03-1907-38892

Address of New Owner:	Send Tax Bills to:	Tax Information:
Delilah Manning 940 Coarsey Dr. Nashville TN 37217	Delilah Manning 940 Coarsey Dr. Nashville, TN 37217	107-13-0-A-040.00 CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Bryan Richardson, unmarried** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Walter Manning and Delilah Manning, husband and wife AND Karah J. Manning, unmarried, together as joint tenants with rights of survivorship** hereinafter called the Grantees, their successors 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. 940, on the Plan of Four Maples Condominiums, as established by the Master Deed of record in Book 5657, Page 438; Book 5660, Page 185; and Book 9263, Page 512, and as shown on the plan of record in Book 5200, Page 283, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Bryan Richardson, unmarried by deed from Carol M. Suzuki, unmarried and Kimi L. Suzuki, unmarried, dated August 19, 2015, recorded August 20, 2015, of record in Instrument No. 20150820-0084223, Register's Office for Davidson County, Tennessee.

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

This property is improved property known as 940 Coarsey Dr., 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 Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

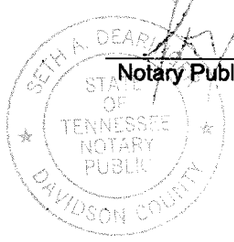
WITNESS my hand this 19th day of September, 2019.

Bryan Richardson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Bryan Richardson**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 19th day of September, 2019.



Notary Public

My Commission expires: 03/08/2021

True Copy Certification

I, **Angie Lawless**, 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 **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022