(1)

THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE, COUNTY OF DAVIDSON:
Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215	The actual consideration or value, whichever is greater, for this transfer is: $845,000.00. Affiant Subscribed and sworn to before me this 30th day of October, 2019.
Record & Return To: First Title & Escrow Co., Inc. FTEC File No. 35104-10-2019	Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 5, 2020

Karen Johnson Davidson County
Batch# 309559 DEEDWARR
11/01/2019 10:00:35 AM 4 pgs
Fees: $23.00 Taxes: $3,126.50

20191101-0112524

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Brian Manning and Katie Manning 702 E Bowling Avenue Nashville, TN 37215	CrossCountry Mortgage 6850 Miller Road Brecksville, OH 44141	Map and Parcel No.: 117 01 0 A 001 00CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Chelsea Armistead and Ashley Thornton** ("Grantor"), have this day bargained and sold, and does hereby transfer and convey to **Brian Manning and Katie Manning, husband and wife** ("Grantee"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 702 E Bowling Avenue, Nashville, TN 37215.

This property is not now nor has it ever been the marital residence of Grantor.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 30th day of October, 2019.

Chelsea Armistead

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Chelsea Armistead, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of October, 2019.

Notary Public

My Commission Expires:



IN WITNESS WHEREOF, Grantor has executed this instrument on the ~~30th~~ 29 day of October, 2019.

Ashley Thornton

STATE OF TENNESSEE
COUNTY OF Hamilton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Ashley Thornton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29 day of October, 2019.

Cinda E. Snyder
Notary Public

My Commission Expires:
2-28-22



EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 3A on the Plan of Section One Bowling Square of record in Plat Book 4860, page 51, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Bowling Square Two Homeowners Association, a horizontal property regime established by Master Deed of record in Book 4724, page 753, amended in Book 4932, page 150, amended and restated in Instrument No. 20190516-0046286, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Chelsea Armistead and Ashley Thornton as joint tenants with right of survivorship by deed dated December 29, 2016 from Truxton Trust, Trustee of The Lynn C. Doramus 206 Revocable Trust dated August 15, 2016 of record in Instrument No. 20170119-0005994, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2019 City/County Taxes which have been prorated by the parties and assumed by the Grantee. Map and Parcel No. 117 01 0 A 001 00CO.
2. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Bowling Square Two Homeowners Association, of record in Book 4724, page 753, amended in Book 4932, page 150, amended and restated in Instrument No. 20190516-0046286, Register's Office for Davidson County, Tennessee.
3. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
4. All matters appearing on the Plan of record as Book 4860, page 51, Register's Office for Davidson County, Tennessee.