Karen Johnson Davidson County
Batch# 357762 DEEDWARR
02/13/2020 10:14:30 AM 2 pgs
Fees: $13.00 Taxes: $1,905.50
20200213-0016621

WARRANTY DEED



State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $515,000.00

Affiant

Subscribed and sworn to before me, this the 11th day of February, 2020.

Notary Public

My commission expires: 7-17-23
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Donna Whitney	USAA Federal Savings Bank	**Map 130-01-0 Parcel 015.00**
104 Keyway Drive	10750 Mc Dermott Freeway	
Nashville, TN 37205	San Antonio, Tx 78288	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Elizabeth Claussen Maners and James Hampton Maners, wife and husband

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Donna Whitney

HEREINAFTER CALLED THE GRANTEES, 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 Lot No. 59 and the southeasterly part of Lot No. 60 on the Plan of West Meade Farms, Section 3, as of record in Plat Book 1835, Page 4, Register's Office for Davidson County, Tennessee, described as follows, to-wit:

Being at a point in the Northeast margin of Keyway Drive at a point 3.6 feet Northwest of the common corner of Lots Nos. 59 and 60; thence North 33 deg. 55 min. East 149.6 feet to a point in the line between Lots Nos. 57 and 60, said point being 5 feet Northwest of the common rear corner of Lots Nos. 59 and 60; thence South 55 deg. 26 min. East along the line between Lots Nos. 57, 60, 58, and 59, 104.8 feet to a point in the northwesterly margin of Harding Road; thence along the margin of said Road, in the southwesterly direction 29.6 feet to a concrete monument, and continuing on the said road, in the same direction 95.3 feet to an iron pin at the beginning of a curve; thence around said curve in a westerly direction 38.9 feet to a concrete monument in the northeasterly margin of Keyway Drive; thence with said Drive, in a northwesterly direction 77.6 feet to the beginning.

Being the same property conveyed to Elizabeth Claussen Maners and James Hampton Maners, wife and husband, by Deed dated June 24, 2016 from Christopher Ryan Edwards and wife, Caroline Rainey Edwards, of record in Instrument No. 20160628-0065709 and Affidavit of Scrivener's Error of record in Instrument No. 20200122-0007898 Register's Office for Davidson County, Tennessee.

This conveyance of the above described parcel of land is subject to the following: (1) The Plan of record in Plat Book 1835, Page 4, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved (__X__) Unimproved (____) property, known as **104 Keyway Drive, Nashville, TN 37205**

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 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 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/our hand(s) this 11th day of February, 2020.

Elizabeth Claussen Maners

Elizabeth Claussen Maners

James Hampton Maners

James Hampton Maners

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Elizabeth Claussen Maners and James Hampton Maners,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 11th day of February, 2020.

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 1/17/21

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or 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.

Penny Y. Ray

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 7/22/2022

Notary Seal (if on paper)