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: $760,000.00. Affiant
Record & ~~Return To~~: **First Title & Escrow Co., Inc.** **FTEC File No. 36500-07-2021**	Subscribed and sworn to before me this 23rd day of August, 2021. Notary Public My Commission Expires:

BRIAN D MITCHELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-03-2023

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Manor Homes, LLC, a Tennessee Limited Liability Company 256 Haverford Avenue Nashville, TN 37205	New Owner 4511 Price Circle Nashville, TN 37205	Map and Parcel No.: 12904003400

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, **Gregory G McNair and wife, Ann R McNair** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Manor Homes, LLC, a Tennessee Limited Liability** Company ("Grantee"), its successors, 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 256 Haverford Avenue, Nashville, TN 37205.

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

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantee, it's 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.

Karen Johnson Davidson County
Batch# 705848 **DEEDWARR**
08/27/2021 11:21:28 AM 3 pgs
Fees: $18.00 Taxes: $2,812.00

20210827-0115983

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: GP-21-256

IN WITNESS WHEREOF, Grantors have executed this instrument on the 23rd day of August, 2021.

Gregory G McNair

Ann R McNair

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Gregory G McNair and Ann R McNair, 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, at office, this 23rd day of August, 2021.

Notary Public

My Commission Expires:



EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Westview Subdivision, as of record in Plat Book 2330, page 155, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Gregory G. McNair and wife, Ann R. McNair by deed dated May 15, 1996 from Marshall Jeffrey Brittain and wife, Angelia S. Brittain of record in Book 10051, page 676, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2021, a lien, but not yet due and payable, which have been prorated and assumed by Grantees. Map and Parcel No. 12904003400.
2. All matters appearing on the Plan of record as Book 2330, page 155, Register's Office for Davidson County, Tennessee.