Karen Johnson Davidson County
Batch# 822233 **DEEDWARR**
03/14/2022 03:21:23 PM 2 pgs
Fees: $13.00 Taxes: $906.50

20220314-0029684

DAWN MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF Davidson)
The actual value or consideration, whichever is greater, for this transfer is $245,000.00.

Affiant

Sworn to and subscribed before me this 10th day of March, 2022.

Notary Public
My Commission Expires: 10/2/23

THIS INSTRUMENT PREPARED BY:
MADISON TITLE & ESCROW, LLC
1033 Demonbreun Street, Ste. 300, Nashville, TN 37203
Telephone (615) 942-8096

WARRANTY DEED

Address of Owners	Address of Property	Send Tax Bills To	Map-Parcel Nos.
Mary Margaret Little	1118 Litton Avenue #120	Owner	
1118 Litton Avenue #120			**072-10-1A-110.00-CO**
Nashville, TN 37216	Nashville, TN 37216		

FOR AND IN CONSIDERATION of the sum of One and 0/100 ($1.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby expressly acknowledged, I, **Robert Manning, unmarried,** (Grantor), have bargained and sold and by these presents do hereby transfer and convey unto **Mary Margaret Little, a single woman,** (Grantee), their successors and assigns, the following described tracts or parcel of land situated in Davidson County, Tennessee, to-wit:

Land situated in Davidson County, Tennessee, Unit A1021, as established in Declaration of Covenants, Conditions and Restrictions for Solo East, a Condominium of record at Instrument No. 20160729-0078558, as amended in Instrument No. 20160818-0086606, 20161121-0122822 and 20170320-0027135, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being the same property conveyed to Robert Manning, unmarried by Warranty deed from Harpeth Development, LLC, a Tennessee Limited liability Company of record in Instrument No. 20170725-0075276 Register's Office for Davidson County, Tennessee, dated July 21, 2017 and recorded on July 25, 2017.

TO HAVE AND TO HOLD said tracts or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their 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 and lawful right to sell and convey it, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

Taxes for the year 2022, a lien not yet due and payable.
Subject to all matters shown on the Plan of record as Instrument No. 20100203-0008637 and Instrument No. 20160330-0030247, Register's Office of Davidson County, Tennessee.
Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument No. 20160729-0078558, as amended in Instrument No. 20160818-0086606, Instrument No. 20161121-0122822 and Instrument No.

DM-BP-22-1888-120

20170320-0027135, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons
Charter of record in Instrument No. 20160728-0078070, in the Register's Office for Davidson County, Tennessee.
Easements of record in Instrument No. 20140611-0051056, Instrument No. 20100720-0056816, Instrument No. 20151228-0130055 and Instrument No. 20170324-0028986, in the Register's Office for Davidson County, Tennessee.
Perpetual Easements for ingress and egress of record in Book 4031, Page 423 and Book 4255, Page 503, in the Register's Office for Davidson County, Tennessee.
Easement and Right of Entry to Intermedia for Cable Television of record in Book 10262, Page 40, in the Register's Office for Davidson County, Tennessee.
Fence and Drive Encroachment of record in Book 6379, Page 677, in the Register's Office for Davidson County, Tennessee.
Grant of Easement in favor of Comcast of Nashville I, LLC of record in Instrument No. 20100720-0056816 and Instrument No. 20111206-0095088, in the Register's Office for Davidson County, Tennessee.
Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
Subject to rights of others in and to the common areas and/or elements.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and defend the title to said land to the said Grantee, their successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 10th day of March, 2022.

Robert Manning

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Christine Maroon, the undersigned, a Notary Public, in and for said State and County, **Robert Manning, unmarried,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 10th day of March, 2022.

NOTARY PUBLIC
My Commission Expires: 10/26/24

CHRISTINE N MAROON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires