THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 730
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 833735 DEEDWARR
04/04/2022 09:17:24 AM 2 pgs
Fees: $13.00 Taxes: $6,105.00

20220404-0038423

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Maegan Manning and Chase Manning 1199 Otter Creek Road Nashville, TN 37220	New Owner	145-15-0A-002.00 CO

For and in consideration of the sum of Ten Dollars, cash paid in hand by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, I, **David Andrew Francy**, hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto **Maegan Manning and Chase Manning, wife and husband**, hereinafter called the Grantees, their heirs and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

A certain condominium unit in Davidson County, Tennessee, described as follows:

Unit No. 10B, in a Horizontal Property Regime as shown on the condominium site plan of Stratford Place, as of record in Book 6250, Page 560, Register's Office, Davidson County, Tennessee.

The premises herein conveyed is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as set out in Section 66-27-101 et. seq. of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; to the By-Laws for the administration thereof; to easements, rights and interest in favor of other unit owners and sewer, water, electrical, telephone and other utility easements now or hereinafter established over, through, or upon the land embracing the regime and contained in the Master Deed Establishing a Horizontal Property Regime of Stratford Place Residential Condominiums as of record in Book 6250, Page 560, said Register's Office.

Being the same property conveyed to David Andrew Francy, married, by Warranty Deed from Constance K. Franzblau, married, of record in Instrument number 20040504-0050298, dated on April 22, 2004 and recorded on May 4, 2004, Register's Office for said County.

This is property commonly known as 1199 Otter Creek Road, Nashville, TN 37220
Note that a street address is not part of a legal description.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, forever. GRANTOR covenants with said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein. GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 1ST **day of April, 2022:**

David Andrew Francy

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **David Andrew Francy,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that said bargainor executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 1ST day of April, 2022:

Notary Public

My Commission Expires: _____

W. AARON FORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON MY COMM. EXPIRES 05/31/2022

STATE OF TENNESSEE

COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$1,650,000.00**:

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THIS 1st DAY OF April, 2022.

Notary Public

My Commission Expires: _____

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022