THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 29913-12-2010**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $375,000.00. Affiant Subscribed and sworn to before me this ~~11th~~ 12th day of January, 2011. Notary Public My Commission Expires: 11-7-2011 EMILY H. PROPHET STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Patrick R. Hastings and wife, Jean J. Hastings 4400 Belmont Park Terrace #136 Nashville, TN 37215	REGIONS BANK dba Regions Mortgage 2050 Parkway Office Circle Birmingham, AL 35244	Map and Parcel No.: 131030B13600CO

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, **Mary Lee Mathews Manier, Molly Raper and Katy Schneider, Co-Trustees of the William R. Manier Family Trust**, ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Patrick R. Hastings and wife, Jean J. Hastings** ("Grantees"), 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 4400 Belmont Park Terrace #136, Nashville, TN 37215.

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

And Grantors covenant that they are lawfully seised 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. Grantors further covenant and bind themselves, their successors and assigns, to warrant and forever defend the title to said real estate to Grantees, their 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.

BILL GARRETT, Davidson County
Trans:T20110002604 DEEDWARR
Recvd: 01/13/11 10:04 4 pgs
Fees:23.00 Taxes:1387.50
20110113-0003619

IN WITNESS WHEREOF, Grantors have executed this instrument on the 6th day of January, 2011.

Mary Lee Mathews Manier, co-Trustee
Mary Lee Mathews Manier, Co-Trustee

Molly Raper, Co-Trustee
Molly Raper, Co-Trustee

Katy Schneider, co-trustee
Katy Schneider, Co-Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Mary Lee Mathews Manier, one of the Co-Trustees of the William R. Manier Family Trust**, 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 6th day of January, 2011.

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires:

My Commission Expires MAY 8, 2012

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Molly Raper, one of the Co-Trustees of the William R. Manier Family Trust**, 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 6th day of January, 2011.

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires:

My Commission Expires MAY 8, 2012

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Katy Schneider, one of the Co-Trustees of the William R. Manier Family Trust**, 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 6th day of January, 2011.

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires:

My Commission Expires MAY 8, 2012

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 136 on the Plan of Section Two, Arden Place, of record in Book 4675, page 119, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to William R. Manier, III, and wife, Mary Lee Manier, by deed dated November 11, 1974, from Sheridan Construction Company, a Tennessee corporation, of record in Book 4869, page 187, Register's Office for Davidson County, Tennessee. Mary Lee Manier conveyed her interest in subject property to William R. Manier, III, by quitclaim deed of record in Book 9625, page 330, Register's Office for Davidson County, Tennessee. The said William R. Manier, III, died on October 20, 2006. By will of William R. Manier, III (one and the same person as William Rucker Manier, III) in Docket No. 06P1823, Office of the Davidson County Probate Court Clerk, the Executor was directed to divide the residuary estate, including subject real property, into the Family Share (to the Trustee of the William R. Manier Family Trust) and the Marital Share. As part of said division, Mary Lee Mathews Manier, Executor, conveyed subject property to Mary Lee Mathews Manier, Molly Raper and Katy Schneider, Co-Trustees of the William R. Manier Family Trust, by Executor's Deed recorded as Instrument No. 20081009-0102441, said Register's Office.

This conveyance is made subject to:

1. State and County taxes for the year 2011, a lien not yet due and payable. Map and Parcel No. 131030B13600CO.
2. Restrictive covenants contained in an instrument of record in Book 4628, page 473, Register's Office for Davidson, County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions 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).
3. Declaration of Covenants, Conditions and Restrictions for Arden Place of record in Book 4754, page 455, supplemented in Book 4819, page 564, Book 4916, page 277, Book 5019, page 942, Book 5091, page 66, Book 5129, page 120, Book 5163, page 384, Book 5231, page 375, Book 5351, page 592, Book 5514, page 636, and Instrument No. 20070816-0098235, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions 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).
4. Dedication of common area to Arden Place Homeowners Association, Inc. of record in Book 4820, page 77, Register's Office for Davidson County, Tennessee.

5. Charter of Incorporation of Arden Place Homeowners Association, Inc. of record in Book 4749, page 634, Register's Office for Davidson County, Tennessee.
6. All matters appearing on the Plan of record as Book 4675, page 119, Register's Office for Davidson County, Tennessee.
7. Declaration of Boundary Line in Book 8813, page 398, and Order in Book 8856, page 392, Register's Office for Davidson County, Tennessee.