File No.

SPECIAL WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110017844 DEEDWARRSP
Recvd: 03/28/11 10:57 4 pgs
Fees:23.00 Taxes:902.80
20110328-0023595

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 244,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 DAY OF March, 2011.

Notary Public

MY COMMISSION EXPIRES: June 20, 2011
(AFFIX SEAL)

MICHELLE LEE REYNOLDS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Donald R. Barrett, Jr., Esq.
Stewart Title Company
121 First Avenue South
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Patrick Manes ~~and Deborah Manes~~ (NAME)	USAA Federal Savings Bank (NAME)	104024B41300CO
3000 Vanderbilt Place (ADDRESS)	P.O.Box 0054 (ADDRESS)	
# 413 Nashville TN 37212 (CITY) (STATE) (ZIP)	Palatine, IL 60055-0054 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, N. P. DODGE, JR., AS TRUSTEE UNDER THE TRUST AGREEMENT DATED THE 14th DAY OF OCTOBER, 1985, AND KNOWN AS THE TRUST BETWEEN NATIONAL EQUITY, INC., A NEBRASKA CORPORATION AND N. P. DODGE, JR., HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John Patrick Manes, ~~and Deborah Manes~~ a married man, husband and wife, HEREINAFTER CALLED THE GRANTEE(S), HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

JPM BM by MPR AIF

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

BEING the same property conveyed to N. P. DODGE, JR., AS TRUSTEE UNDER THE TRUST AGREEMENT DATED THE 14th DAY OF OCTOBER, 1985, AND KNOWN AS THE TRUST BETWEEN NATIONAL EQUITY, INC., A NEBRASKA CORPORATION AND N. P. DODGE, JR. by Warranty Deed from MARCELA THORNHILL AND DANIEL THORNHILL, WIFE AND HUSBAND, dated _____ and of record bearing Instrument No. 20110328-0023594, Register's Office for DAVIDSON County, Tennessee.

THIS conveyance is made subject to:

See Schedule "A" for Exceptions

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) building restrictions, and (5) other matters of public record (6) easements, restrictions, building setback lines, covenants, agreements and mineral exceptions, if any, of record

unimproved ☐

This is improved ☒ property, known as 3000 VANDERBILT PLACE #413, NASHVILLE, TN 37212
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEES, his/her/their heirs and assigns, forever. 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.

GRANTOR does hereby covenant with GRANTEE that GRANTOR has not made, done, executed, allowed or permitted any act, instrument or thing whatever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and GRANTOR does further covenant and bind itself, its successors, assigns and representatives, to warrant and forever defend the title to said land to said GRANTEE, his/her/their heirs and assigns, against the lawful claims of all persons claiming by, through or under said GRANTOR, but not otherwise.

Witness my/our hand(s) this 7 day of March, 2011.

N. P. Dodge, Jr.
N. P. DODGE, JR., TRUSTEE

STATE OF Nebraska
COUNTY OF Douglas

Before me, the undersigned Notary Public, of the state and county mentioned, personally appeared N.P. DODGE, JR., TRUSTEE with whom I am personally acquainted, and who, upon oath, acknowledged such person to be the Trustee of Trust Agreement of the within named bargainor, and that he as such Trustee, executed the foregoing instrument for the purpose therein contained, by personally signing the name of N. P. DODGE, JR., as Trustee.

Witness my hand and seal, at office in Omaha, this 7th day of March, 2017

Kristina Kottas
Notary Public

GENERAL NOTARY - State of Nebraska
KRISTINA KOTTAS
My Comm. Exp. July 14, 2011

My Commission Expires: 7/14/11

File Number: 210100036

RETURN TO:

EXHIBIT "A"

A certain condominium located in Davidson County, Tennessee, being Unit No. 413 of BRISTOL WEST END, a Condominium Development established pursuant to the provisions of the Tennessee Horizontal Property act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, under the Master Deed establishing BRISTOL WEST END, a Condominium Development, of record as Instrument No. 20070503-0053313 in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the bylaws for the administration thereof, and all easements, rights and interest in favor of other unit owners, and all sewer, water, electrical telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereof, said unit being depicted on Exhibit "C" to said Master Deed; together with a percentage interest in the common elements and voting percentage set forth in Exhibit "D" to said Master Deed, as amended in Instrument No. 20070629-0077729 and amended in Instrument No. 20081016-0104201, said Register's Office.

Schedule "A"

Subject to all matters as set forth on the plat of record in Instrument No. 20070503-0053313, Instrument No. 20070629-0077729 and Instrument No. 20081016-0104201, Register's Office for Davidson County, Tennessee.

Davidson County Taxes for the year 2011 and subsequent years, a lien, not yet due and payable. Map and Parcel 104024B41300CO.

Restrictive Covenants of record in Book 4626, Page 719, Book 10737, Page 558 and Instrument No. 20050105- 0001970, Register's Office for Davidson County, Tennessee.

Sanitary Sewer and/or Storm Drainage, Water Mains and Appurtenances Easement to Metropolitan Government of Nashville as shown of record in Instrument No. 20040615-0070569, Register's Office for Davidson County, Tennessee.

Stormwater Detention Agreement to Metropolitan Government of Nashville as shown of record in Instrument No. 20050603-0062976, Register's Office for Davidson County, Tennessee.

Master Deed and By-Laws as shown of record in Instrument No. 20070503-0053313, Instrument No. 20070629- 0077729 and Instrument No. 20081016-0104201, Register's Office for Davidson County, Tennessee.