BILL GARRETT, Davidson County
Trans:T20110036489-DEEDWARR
Recvd: 06/17/11 15:04 2 pgs
Fees:13.00 Taxes:2497.50
20110617-0046777

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #11-1141

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Johann R. Manning, and wife, Leigh Ann Manning,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Westminster, LLC, a Mississippi limited liability company,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Cherokee Crossing of record in Inst. No. 20050328-0032338, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Johann R. Manning by Warranty Deed from Cherokee Crossing Partnership, a Tennessee Partnership comprised of Radius Group, LLC, general partner and Lone Row, LLC, general partner dated 9/23/08 of record in Inst. No. 20081003-0100642, Register's Office, Davidson County, TN. Leigh Ann Manning, spouse of Johann R. Manning, joins in this conveyance to convey any and all marital interest she may have in said property.

This conveyance is subject to outdoor living space and fence easement granted in Inst. No. 20081003-0100642 and Inst. No. 20110602-0042310, Register's Office, Davidson County, TN.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 4407 Westlawn Drive, Nashville TN, 37209.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs 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 THE EXECUTION HEREOF this 9th day of June, 2011.

Johann R. Manning

Leigh Ann Manning by Johann R. Manning
Attorney-in-Fact
Attorney in fact

State of Tennessee)
County of Davidson)

On this 9th day of June, 2011, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Johann R. Manning, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 7-8-13

KENNETH M. BALLEW NOTARY PUBLIC AT LARGE TN DAVIDSON CO.

State of Tennessee
County of Davidson

On this the 9th day of June, 2011, before me personally appeared Johann R. Manning, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Leigh Ann Manning acknowledged that such person executed the same as the free act and deed of Leigh Ann Manning.

Notary Public

My commission expires: 7-8-13

KENNETH M. BALLEW NOTARY PUBLIC AT LARGE TN DAVIDSON CO.

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 675,000.00.

Affiant

Sworn and subscribed before me on this the 9th day of June, 2011.

Notary Public

My Commission Expires: 7-8-13

KENNETH M. BALLEW NOTARY PUBLIC AT LARGE TN DAVIDSON CO.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Westminster, LLC	Owner	103-8-D-1.00
449 Greenwood Lane		
Ridgeland, MS 39157		