BILL GARRETT, Davidson County
Trans:T20120045090 DEEDWARR
Recvd: 06/19/12 09:32 4 pgs
Fees:23.00 Taxes:648.80

20120619-0053528

Return to:
BOX 10-A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $175,351.10.

Victoria Fister
Affiant

My Commission Expires MAR 4, 2013
JOHN GREGORY HARDEMAN
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY, TENN

Subscribed and Sworn to before me on this the 18 day of June 2012.

Notary Public

My Commission expires _____

THIS INSTRUMENT PREPARED BY:
J. Greg Hardeman
HARDEMAN & MONTGOMERY
4301 Hillsboro Road, Suite 300
Nashville, Tennessee 37215

WARRANTY DEED

Address New Owner(s) Number(s)	Send Tax Bills To	Map-Parcel
Danna B. Owen and Victoria Fister, Co-Trustees Of the Danna B. Owen Qualified Marital Trust P. O. Box 120907 Nashville, TN 37212	Same	14714013100

WHEREAS, Danna B. Owen and Victoria Fister, Co-Trustees of the Danna B. Owen Qualified Marital Trust (the Grantee) is the owner and holder of a certain promissory note dated September 14, 2006 from Nathan A. Mankin and wife, Laura S. Mankin (the Grantors) to the Grantee, in the original principal amount of One Hundred and Sixty-Five Thousand and 00/100 Dollars ($165,000.00) Dollars, which is secured by

the deed of trust of record in Instrument No. 20060922-0117750 Registers Office for Davidson County, Tennessee;

WHEREAS, the Grantors have agreed to make, and the Grantee has agreed to accept, this conveyance in return for full and complete satisfaction of said promissory note and the release of said deed of trust;

NOW, THEREFORE, for and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Nathan A. Mankin and wife, Laura S. Mankin, the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto Danna B. Owen and Victoria Fister, Co-Trustees of the Danna B. Owen Qualified Marital Trust, the Grantee, its heirs, successors and assigns, a certain tract of land in Davidson County, Tennessee, described as follows:

> Land in the Davidson County, Tennessee, being Lot No. 407 on the Plan of Candlestick Farms, Section 4, of record in Plat Book 3600, page 71, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.
>
> Being the same property conveyed to Nathan A. Mankin and wife, Laura S. Mankin by deed from Brian Edwards and Cathye A. Edwards, of record in Instrument No. 20060922-0117749, Registers Office for Davidson County, Tennessee.
>
> This conveyance is made subject to:
> 1. 2012 taxes, which have been assumed by Grantee.
> 2. Matters shown on the Plan of record in Plat Book 3600, Page 71, Registers Office for said County.
>
> This is improved property, known as 678 Brewer Drive, Nashville TN 37211.

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, its heirs, successors, and assigns, forever; and Grantors do covenant with said Grantee that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as otherwise herein set out; and Grantors do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to said land to said Grantee, its heirs, successors and assigns, against the lawful claims of all persons whomsoever.

The Grantee executes this instrument for the sole purpose of agreeing that this conveyance is for the full and complete satisfaction of the herein described promissory note and release of the herein described deed of trust.

WITNESS our hands this 8 day of June 2012.

GRANTORS:

Nathan A. Mankin

Laura S. Mankin

GRANTEES:

Danna B. Owen, Co-Trustee of Danna B. Owen Qualified Marital Trust

Victoria Fister, Co-Trustee of of Danna B. Owen Qualified Marital Trust

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Nathan A. Mankin and Laura S. Mankin, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal this 8 day of June, 2012.



NOTARY PUBLIC

STATE OF WASHINGTON
COUNTY OF ISLAND

Personally appeared before me, the undersigned notary public, Danna B. Owen with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is Co-Trustee of the Danna B. Owen Qualified Marital Trust, and who further acknowledged that she is authorized by said Trust Agreement to execute the within instrument as Co-Trustee of said Trust.

Witness my hand and seal this 11 day of June, 2012.

Notary Public
State of Washington
TIMOTHY R SCHOFIELD
My Appointment Expires Aug 21, 2014

NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, Victoria Fister with whom I am personally acquainted and who acknowledged that she executed the within Instrument for the purposes therein contained, and who further acknowledged that she is Co-Trustee of the Danna B. Owen Qualified Marital Trust, and who further acknowledged that she is authorized by said Trust Agreement to execute the within Instrument as Co-Trustee of said Trust.

Witness my hand and seal this 18th day of June, 2012.

CONNIE TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

Connie Taylor
NOTARY PUBLIC
commission expires: 9/21/2015