THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd** **Suite 203A** **Nashville, Tennessee 37215** **CRT File No. 12081708** BILL GARRETT, Davidson County Trans:T20120065869 DEEDWARR Recvd: 09/04/12 09:56 2 pgs Fees:13.00 Taxes:536.50 20120904-0079354	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is geater, for this transfer is: $145,000.00. Affiant Subscribed and sworn to before me, this 29th day of August, 2012. Notary Public My Commission Expires: _____ DAVID R.A. ROETGER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 07-22-2013

WARRANTY DEED

Address New Owner: Tarae Manogin 4304 Ayers Drive Antioch TN 37013	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 150060A02200CO

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, **Leslie M. Betts, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Tarae Manogin**, ("Grantees"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 22, FINAL PLAT, THE PARKS AT PRIEST LAKE, PHASE 2, as shown on plat of record in Instrument No. 20100924-0076273, as corrected in Instrument No. 20101109-0089918, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Leslie M. Betts, unmarried by Special Warranty Deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, recorded on the 7th day of April, 2011 in Instrument No. 20110407-0026946, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2012 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of FINAL PLAT, THE PARKS AT PRIEST LAKE, PHASE 2, as recorded in Instrument No. 20100924-0076273, as corrected in Instrument No. 20101109-0089918.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of FINAL PLAT, ALICIA LANE SUBDIVISION, as recorded in Instrumen No. 20090910-0084797.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of FINAL PLAT, THE PARKS AT PRIEST LAKE, PHASE ONE, as recorded in Instrument No. 20090910-0084798.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PLAN OF THE RE-SUBDIVISION OF OPEN SPACE NO. 1, THE PARKS AT PRIEST LAKE, PHASE ONE, as recorded in Instrument No. 20100311-0018660.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of CHARLESTOWNE, as recorded in Plat Book 6200, Page(s) 220 as corrected in Plat Book 6821, Page 359, CHARLESTOWNE, SECTION TWO recorded in Plat Book 7900, Page 518 and SHIPMAN SUBDIVISION recorded in Plat Book 8250, Page 7900.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20090929-0090300 as amended in Instrument No. 20091216-0114551.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 9057, Page 827.

Easement for sanitary sewer, recorded in Book 5300, Page 903, Book 6186, Page 235, Book 7170, Page 775 and Book 7170, Page 778.

Easement for sewer line, recorded in Book 7416, Page 249, Book 7416, Page 311, Book 8127, Page 949 and Book 9127, Page 953.

Easement granted to Gulf Interstate Gas Company by instrument recorded in Book 2242, Page 251.

Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20070423-0047709.

Drainage Easement and Right of Way for Street recorded in Book 8657, Page 543, Book 8657, Page 592, Book 8493, Page 687, Book 8493, Page 701 and Book 8493, Page 704.

Conveyance of Open Space to Priest Lake Homeowners' Association by Quitclaim Deed recorded in Instrument No. 20100305-0017338.

This is improved property located at 4304 Ayers Drive Antioch TN 37013.

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

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29th day of August, 2012.

Leslie M. Betts

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Leslie M. Betts, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of August, 2012.

Notary Public

My Commission Expires

WILLIAM CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires September 9, 2014