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. 31395-08-2013** **File Box 9-B**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $303,000.00. John Patrick Manes Affiant Subscribed and sworn to before me this 30th day of August, 2013. Notary Public My Commission Expires: _____ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires MAY 3, 2016

WARRANTY DEED

Address New Owner: Cala Boddie Colbert, Trustee 2425 Chestnut Street New Orleans, LA 70130	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 104 024 B 41300 CO

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, **John Patrick Manes, married**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Cala Boddie Colbert, as Trustee of the Nathan Van Boddie Trust dated December 24, 1990, as to an undivided 35% interest, Cala Boddie Colbert, as Trustee of the Sarah Ann Boddie Trust dated December 30, 1992, as to an undivided 35% interest, and Cala Boddie Colbert, as Trustee of the Patrick Pierce Boddie Trust dated April 27, 1998, as to an undivided 30% interest, all as tenants in common with each other,** ("Grantees"), their successors 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 3000 Vanderbilt Place, #413, Nashville, TN 37212.

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

And Grantor covenants that he 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds himself, his heirs and assigns, to warrant and forever defend the title to said real estate to Grantees, their successors 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.

Jeannine Georgiades Manes, spouse of John Patrick Manes, joins in the execution of this instrument for the purpose of conveying any marital interest she may have in subject property.

BILL GARRETT, Davidson County
Trans:T20130075743 DEEDWARR
Recvd: 09/03/13 11:06 4 pgs
Fees:23.00 Taxes:1121.10
20130903-0092316

IN WITNESS WHEREOF, Grantor has executed this instrument on the 30th day of August, 2013.

John Patrick Manes

John Patrick Manes

Jeannine Georgiades Manes
By: John Patrick Manes, Attorney-In-Fact

Jeannine Georgiades Manes
By: John Patrick Manes, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **John Patrick Manes**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of August, 2013.

Notary Public

My Commission Expires:

GEORGE E. MUDTER JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 3, 2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **John Patrick Manes**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-In-Fact for the said **Jeannine Georgiades Manes** and is authorized by the said **Jeannine Georgiades Manes** to execute this instrument on her behalf.

Witness my hand, at office, this 30th day of August, 2013.

Notary Public

My Commission Expires:

GEORGE E. MUDTER JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 3, 2016

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 413, together with the appurtenant interest in the common elements and voting percentage of Bristol West End, a condominium development, a horizontal property regime established by Master Deed, of record in Instrument No. 20070503-0053313, amended in Instrument No. 20070629-0077729, Instrument No. 20081016-0104201, and Instrument No. 20101130-0095113, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit C to the aforementioned Master Deed.

Together with parking assigned as limited common elements on Exhibit D-1 to the aforementioned Master Deed, as amended.

Being the same property conveyed to John Patrick Manes, a married man, by deed dated March 7, 2011, from 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., of record in Instrument No. 20110328-0023595, Register's Office for Davidson County, Tennessee. John Patrick Manes having since divorced and remarried.

This conveyance is made subject to:

1. Taxes for the year 2013, being prorated by the parties and assumed by the Grantees.
2. Restrictive covenants contained in an instrument of record in Instrument No. 20050105-0001970, 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. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Bristol West End, A Condominium Development, of record in Instrument No. 20070503-0053313, amended in Instrument No. 20070629-0077729, Instrument No. 20081016-0104201, and Instrument No. 20101130-0095113, Register's Office for Davidson County, Tennessee.
4. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
5. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Instrument No. 20040615-0070569, Register's Office for Davidson County, Tennessee.
6. All matters appearing on the Plan of record as Instrument No. 20060801-0093560, Register's Office for Davidson County, Tennessee.

7. Temporary easement for construction and access of record in Instrument No. 20060320-0031877, re-recorded in Instrument No. 20060405-0039176, Register's Office for Davidson County, Tennessee.
8. Storm water detention agreement of record in Instrument No. 20050603-0062976, Register's Office for Davidson County, Tennessee.
9. Urban Zoning Overlay of record as Metro Ordinance No. B62000-364, made applicable by Ordinance No. BL-2000-476, of record in the Metropolitan Clerk's Office for Davidson County, Tennessee.