STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is ~~$907,400.00~~ $962,400.00.

Affiant

Subscribed and sworn to before me this the 19th day of November, 2013.

Notary Public

My commission expires: 7-6-15

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 6, 2015

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

BILL GARRETT, Davidson County
Trans:T20130100221 DEEDWARR
Recvd: 11/26/13 14:49 2 pgs
Fees:13.00 Taxes:3560.88
20131126-0121515

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Eric and Jennifer Hastings	**UBS Bank USA**	**130-09-0-162.00**
1209 Canterbury Drive	**3000 Bayport Drive, Suite 100**	
Nashville, TN 37205	**Tampa, Florida 33607**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Ravi S. Chari, and wife Sharon E. Albers

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Eric Hastings and Jennifer P. Hastings, husband and wife

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 12, Block 3, on the Plan of The Highlands of Belle Meade of record in Plat Book 547, Page 180, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Ravi S. Chari, and wife Sharon E. Albers by Warranty Deed from Edwin C. Ciskowski and wife, Lisa H. Ciskowski of record at Instrument No. 20010618-0064237, Register's Office for Davidson County, Tennessee, dated June 14, 2001 and recorded on June 18, 2001.

Also known as 1209 Canterbury Drive, Nashville TN 37205

This conveyance is subject to all covenants, conditions, restrictions, easements, agreements, planning documents and other matters of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (__X__) unimproved (____) property known as 1209 Canterbury Drive, Nashville, TN 37205.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their 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 MY/OUR HANDS EFFECTIVE AS OF November 19, 2013:

RSC

Ravi S. Chari

Sharon E. Albers by RSC AIF

STATE OF TENNESSEE)
) **INDIVIDUAL ACKNOWLEDGEMENT**
COUNTY OF Davidson)

Personally appeared before me, a Notary Public of said County and State, Ravi S. Chari ~~and Sharon E. Albers~~, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. RAR

Witness my hand, at office, this the 19th day of November, 2013.

My Commission Expires: 6.26.16

Notary Public

RYAN A. RAFOTH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE)
) **ACKNOWLEDGEMENT FOR SIGNATURE MADE BY ATTORNEY-IN-FACT**
COUNTY OF Davidson)

Personally appeared before me, a Notary Public of said County and State, RAVI S CHARI with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself/herself to be the attorney-in-fact for SHARON E ALBERS ("Principal"), the within named grantor, and that he/she executed the within instrument for the purposes therein contained by signing his/her name on behalf of Principal as the attorney-in-fact.

Witness my hand, at office, this the 19th day of November, 2013.

My Commission Expires: 6.26.16

Notary Public

20131333R

RYAN A. RAFOTH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY