THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Williamson
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 410 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 157,900.00 Jessica Spruill Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF July 2014. Notary Public MY COMMISSION EXPIRES: 9/4/2015 (AFFIX SEAL)

CONNIE TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Debra Smilkstein	New Owner	MAP
2116 Hobbs Road		PARCEL 131-02-0A-063.00-CO
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Mary Lee Mathews Manier, Molly Raper (Also known as Mary M. Raper) and Katy Schneider (Also known as Katherine Schneider), Co-Trustees of the William R. Manier Family Trust**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Debra Smilkstein** , unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. K-2 of the Hobbs House Condominium Apartments of record in Book 4595, Page 74 and amended in Book 5200, Page 54, Register's Office for Davidson County, Tennessee, and by Master Deed of record in Book 5289, page 515, as amended, to which references are made for a more complete identification and description of such Unit.

Being the same property conveyed to William R. Manier, III by Quitclaim Deed from Mary Lee Mathews Manier of record in Book 9625, page 328, Register's Office for Davidson County, Tennessee, dated March 21, 1995 recorded on March 22, 1995, William R. Manier, III is now deceased.

Being the same property conveyed to Mary Lee Mathews Manier, Molly Raper and Katy Schneider, Co-Trustees, and their successors in trust, of the Family Trust by Executors' Deed from Mary Lee Mathews Manier, Executor of the Estate of William Rucker Manier, III of record at Instrument No. 20081009-0102440, Register's Office for Davidson County, Tennessee, dated September 30, 2008 and recorded on October 9, 2008.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **2116 Hobbs Road, Nashville, TN 37215.**

BILL GARRETT, Davidson County
Trans:T20140050004 DEEDWARR
Recvd: 07/14/14 11:06 2 pgs
Fees:13.00 Taxes:584.23

20140714-0061722

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 ____ hand( ) this the 30 day of June, 2014.

Mary Lee Mathews Manier

Mary Lee Mathews Manier, Co-Trustee of the William R. Manier Family Trust

Molly Raper

Molly Raper, Co-Trustee of the William R. Manier Family Trust

Katy Schneider

Katy Schneider, Co-Trustee of the William R. Manier Family Trust

STATE OF Kentucky
COUNTY OF Jefferson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Mary Lee Mathews Manier, Co-Trustee of the William R. Manier Family Trust** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 30th of June, 2014.

My Commission expires: July 14, 2015 Georgetta M. Wright
Notary Public

STATE OF Kentucky
COUNTY OF Jefferson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Molly Raper (Also known as Mary M. Raper), Co-Trustee of the William R. Manier Family Trust** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 30th of June, 2014.

My Commission expires: July 14, 2015 Georgetta M. Wright
Notary Public

STATE OF Kentucky
COUNTY OF Jefferson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Katy Schneider (Also known as Katherine Schneider), Co-Trustee of the William R. Manier Family Trust** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 30th of June 2014.

My Commission expires: July 14, 2015 Georgetta M. Wright
Notary Public

Ret To:

American Title & Escrow Services,
7101 Sharondale Court
Suite 200
Brentwood, TN 37027