File No. 60657

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00

Vicki Sutton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF AUGUST, 2006.

Notary Public

MY COMMISSION EXPIRES: 9/27/2008
(AFFIX SEAL)

KRISTEN M. TRAINT
Notary Public At Large
SUMNER COUNTY, TENN.

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michelle A. Overstreet, Trustee of the Charles D. Overstreet Irrevocable Life Insurance Trust	Same as new owner	106-16-A-68.00 CO
(NAME)	(NAME)	
3901 West End Avenue, Unit 704		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 08/17/06 09:18 2 pgs
Fees:13.00 Taxes:962.00

20060817-0101315

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, Eugene R. Rhue, Trustee for Mary C. Rhue Trust B, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michelle A. Overstreet, Trustee of the Charles D. Overstreet Irrevocable Life Insurance Trust u/a/d February 21, 2004, 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:

LAND in Davidson County, Tennessee, being Unit No. 704, together with Parking Space No. 54 on the Plan of Rokeby Condominium Apartments of record in Plat Book 5060, page 16, as amended in Plat Book 5060, page 156, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Rokeby, a condominium, a horizontal property regime established by Master Deed of record in Book 4829, page 138, as amended in Book 4983, page 98, Book 5096, page 409, Book 5459, page 179, Book 7399, page 184, and Book 9828, page 213, said Register's Office.

Being the same property conveyed to Eugene R. Rhue, Trustee for Mary C. Rhue Trust B by deed from James A. Ham, unmarried, dated December 2, 2002 and recorded on December 4, 2002 in Instrument No. 20021204-0149192, Register's Office, Davidson County, Tennessee.

The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as set out in Section 64-2701 et seq. of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; to the By-Laws for the administration thereof; to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Rokeby Condominium Apartments of record in Book 4829, page 138, as amended in Book 4983, page 98, Book 5096, page 409, Book 5459, page 179, Book 7399, page 184, and Book 9828, page 213, said Register's Office.

The legal description contained herein is the same as in the previous deed of record.

unimproved ☐

This is improved ☒ property, known as 3901 West End Avenue Unit 704, Nashville, TN 37205

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

File No. 60657
Witness my hand this 15th day of August, 2006.

Eugene R. Rhue TTEE

Eugene R. Rhue, Trustee for Mary C. Rhue Trust B

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Eugene R. Rhue, Trustee for Mary C. Rhue Trust B, the bargainor(s), 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 and official seal this 15th day of August, 2006.

Commission expires:

11-22-08



Notary Public