Davidson County DEEDWARR
Recvd: 10/21/08 13:55 3 pgs
Fees: 18.00 Taxes: 736.30
20081021-0105595

This Instrument Prepared By:
Rebecca T. Garland, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

Record & Return to
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

ADDRESS NEW OWNER:
Bonnie L. Erickson
231 Myhr Green
Nashville, TN 37221

SEND TAX BILL TO:
Owner

MORTGAGEE:
Bonnie L. Erickson
231 Myhr Green
Nashville, TN 37221

MAP **142-7C**
GROUP
PARCEL **106CO**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Sandra F. Kingdon, as Co-Executor of The Last Will and Testament of Eleanor L. Fleming, deceased and E. Joan Fleming, as Co-Executor of The Last Will and Testament of Eleanor L. Fleming, deceased, and Sandra F. Kingdon, individually, E. Joan Fleming, individually, and David R. Fleming, individually, as devisees under The Last Will and Testament of Eleanor L. Fleming, deceased**, hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **Bonnie L. Erickson, unmarried**, hereinafter called the GRANTEE, her 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. 106 on the Plan of Ashley Green, a horizontal property regime established pursuant to the provisions of the Tennessee Horizontal Property Act (Tennessee Code Annotated Sections 66-27-101 through 66-27-123: herein referred to as the "Act") and the provisions of the Master Deed for Ashley Green of record in Book 7184, page 44, Register's Office, Davidson County, Tennessee, including without limitation the by-laws appended thereto of record in Book 7184, page 71, said Register's Office as said Master Deed has been amended by the 1st Amendment to Master Deed for Ashley Green of record in Book 7482, page 312, said Register's Office (collectively the "Master Deed"), to which Master Deed reference is here made for a more complete and accurate description of said unit:

Together with an undivided percentage interest in the Common Elements (as defined in the Master Deed) appertaining to said unit and all other rights, powers, privileges and interests appertaining to said unit pursuant to the Master Deed.

Being the same property conveyed to Eleanor L. Fleming, by deed from Rochford Realty and Construction Co., Inc., a Tennessee Corporation dated November 10, 1992 of record in Book 8784 page 844 & re-recorded in Book 8794, page 683, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2008 and subsequent years.

This is **improved** property known as **231 Myhr Green, Nashville, Tennessee 37221.**

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, her heirs and assigns , forever, and, GRANTORS do covenant with the said GRANTEE that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and her 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 our hands this the **16th** day of **October, 2008.**

Sandra F. Kingdon co-executor

Sandra F. Kingdon, as Co-Executor of the Last Will and Testament of Eleanor L. Fleming, deceased

E Joan Fleming co Executor

E. Joan Fleming, as Co-Executor of the Last Will and Testament of Eleanor L. Fleming, deceased

Sandra F. Kingdon

Sandra F. Kingdon, individually

E Joan Fleming

E. Joan Fleming, individually

David R. Fleming by Sandra F. Kingdon atty in fact

David R. Fleming, individually

by Sandra F. Kingdon as atty in fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Sandra F. Kingdon, as Co-Executor of The Last Will and Testament of Eleanor L. Fleming, deceased, and individually, and E. Joan Fleming, as Co-Executor of The Last Will and Testament of Eleanor L. Fleming, deceased, and individually**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 16th day of October, 2008.

NOTARY PUBLIC

REBECCA T. GARLAND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 5/23/09

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Sandra F. Kingdon,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within Warranty Deed as Attorney-in-Fact for **David R. Fleming** as his free act and deed.

WITNESS my hand and official seal this 16th day of October, 2008.

NOTARY PUBLIC

REBECCA T. GARLAND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 5/23/09

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $199,000.00.

AFFIANT

Subscribed and sworn to before me on this 16th day
of October, 2008.

NOTARY PUBLIC

REBECCA T. GARLAND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 5/23/09