WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20090042959 DEEDWARR
Recvd: 06/26/09 14:00 2 pgs
Fees:13.00 Taxes:832.50
20090626-0059715

THOMAS J. HAYNES
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00

Dawn T. Eaton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF JUNE, 2009.

Notary Public

MY COMMISSION EXPIRES: 8-16-2009

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dawn Eaton		Map 103-14-A
(NAME) 4500 Post Road Unit D-47	(NAME) -new owner-	Parcel 47 CO
(ADDRESS) Nashville, TN 37205	(ADDRESS)	
(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, **JUDITH GROSBERG FLETCHER, MARRIED, AND JUDITH GROSBERG FLETCHER AND STEVEN FLETCHER AS CO-TRUSTEES OF THE TRUST ESTABLISHED UNDER THE WILL OF MAUDE A. GROSBERG**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DAWN EATON,** 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. D47 in a Horizontal Property Regime located on the Plat of The Hillwood of record in Plat Book 6250, page 503, which voids, vacates and supersedes prior plat of record in Book 5200, page 43, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Chester J. Grosberg and wife, Maude Grosberg, by deed from Thomas V. White, trustee, of record in Book 5330, page 856, said Register's Office. Chester J. Grosberg died, vesting title solely in Maude Grosberg as the surviving tenant by the entirety. Maude Grosberg has since died leaving a Last Will & Testament with the Will being probated in the Probate Court for Davidson County (Docket No. 04P976) and being recorded in Instrument #20090616-0055940, said Register's Office. The Will vested an undivided one-half interest in the property in Judith Grosberg Fletcher and an undivided one-half interest in the property in Judith Grosberg Fletcher and Steven Fletcher, Co-Trustees of the trust under the Will of Maude A. Grosberg (the "Trust") and as established by Court Order establishing a Special Needs Trust for the benefit of Jill Grosberg. Jill Grosberg has died on December 30, 2008, a single person without issue, thereby vesting title solely in Judith Grosberg Fletcher as the surviving beneficiary of the Trust.

Grantors warrant that they have never lived in this property as married persons and that the said property is not subject to any marital rights therein.

This conveyance is subject to (a) 2009 real property taxes; (b) all matters appearing on the plan of record in Book 6250, page 503, said Register's Office; and (c) Master Deed and Bylaws of record in Book 5280, page 464, Book 5281, page 357, Book 6553, page 108, Book 6612, page 155, Book 7702, page 606, Book 7822, page 263 and Instrument #20081125-0115372, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 4500 Post Road Unit D-47, Nashville, Tennessee 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.

Witness my hand this 18 day of June, 2009.

Judith G Fletcher
Judith Grosberg Fletcher, Co-Trustee

Judith G Fletcher
Judith Grosberg Fletcher, Individually

Steven Fletcher, Co-Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Judith Grosberg Fletcher, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 18 day of June, 2009.

Commission expires:

JOHN GREGORY HARDEMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN

My Commission Expires MAR. 4, 2013

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, Judith Grosberg Fletcher and Steven Fletcher, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the Co-Trustees of the trust under the Will of Maude A. Grosberg, and who further acknowledged that they are authorized to execute the within instrument as Trustees of said Trust.

Witness my hand and official seal at Nashville, Tennessee this 18 day of June, 2009.

Commission expires:

JOHN GREGORY HARDEMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN

My Commission Expires MAR. 4, 2013

Notary Public