22153-8

Box 14A

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20090075189 DEEDWARR
Recvd: 11/04/09 08:55 2 pgs
Fees: 13.00 Taxes: 443.63
20091104-0101801

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 119,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of October, 2009

Notary Public: 5.8.12

MEREDITH BROWN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 7000 Executive Center Dr., Brentwood, TN 37027

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Connie S. Griggs	Renasant Bank	Parcel ID:
512 Knapp Farm Drive	8800 Abbott Martin Rd., Ste. 100	064120A51200CO
Hermitage, TN 37076	Nashville, TN 37215	

FOR AND IN 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

Thomas Earl Cecil, Jr., Personal Representative of the Estate of Ruby Catherine Cecil, joined by Charles Cecil, Polly Sharkey, Mary L. Corona, Amy James Overall, and Jennifer James Robinson, as the individual devisees of the Estate of Ruby Catherine Cecil

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Connie S. Griggs, an unmarried woman

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. 512, of Fox Run Condominiums, Section Revision, Part of Sec. 2 and First Revision, Part of Sec. 1, as of record in Book 6250, Page 118, Register's Office for said County, to which reference is hereby made for a more complete and accurate description of said unit.

BEING the same property conveyed to Thomas O. Cecil and wife, Ruby C. Cecil by deed from Harris A. Gilbert and Norman W. Ginsberg, Trustees, of record in Book 8135, Page 794, dated June 4, 1990, Register's Office for said County. The said Thomas O. Cecil died March 27, 1996 thereby vesting title in Ruby C. Cecil as the surviving tenant. The said Ruby C. Cecil died testate on March 12, 2009 and devised the property by Will to Thomas Earl Cecil, Charles Cecil, Mary L. Corona, Polly Sharkey, and Billie James. See Will of record in File No. 09P-599 in Probate Court of Davidson County, TN. The said Billie James died September 8, 2003 and had 2 children, Amy James Overall and Jennifer James Robinson.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Book 5535, Page 713 and corrected in Book 5895, Page 516 and corrected in Book 5936, Page 301 and amended in Book 6370, Page 817; and in Book 8510, Page 92, 95, and 100, said Register's Office.

This conveyance is made subject to: (1) 2009 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Book 6250, Page 118; and (3) Easement to CVUD of record in Book 8035, Page 646, said Register's Office.

Power of Attorney of record in Instrument 20091104-0101796 - 0101800, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 512 Knapp Farm Drive, Hermitage, TN 37076

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 30th day of October, 2009.

Estate of Ruby Catherine Cecil
By:

Thomas Earl Cecil

Thomas Earl Cecil, Jr., Personal Representative

Charles Cecil by Thomas Earl Cecil

Charles Cecil, Devisee by Thomas Earl Cecil his Attorney in Fact

Polly Sharkey by Thomas Earl Cecil

Polly Sharkey, Devisee by Thomas Earl Cecil her Attorney in Fact

Mary L. Corona by Thomas Earl Cecil

Mary L. Corona, Devisee by Thomas Earl Cecil her Attorney in Fact

Amy James Overall by Thomas Earl Cecil

Amy James Overall, Devisee by Thomas Earl Cecil her Attorney in Fact

Jennifer James Robinson by Thomas Earl Cecil

Jennifer James Robinson, Devisee by Thomas Earl Cecil her Attorney in Fact

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Thomas Earl Cecil, Jr., 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.

Witness my hand and official seal at Brentwood, Tennessee, this 30th day of October, 2009.

My Commission Expires: 11/7/12

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Thomas Earl Cecil, 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 on behalf of Charles Cecil, Polly Sharkey, Mary L. Corona, Amy James Overall, and Jennifer James Robinson as his/her/their Attorney in Fact as the free act and deed of the within named Charles Cecil, Polly Sharkey, Mary L. Corona, Amy James Overall, and Jennifer James Robinson.

Witness my hand and official seal at Brentwood, Tennessee, this 30th day of October, 2009.

My Commission Expires: 11/7/12

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.