Return To:
File: 901036

Southeast Title of Tenn.
214 Centerview Drive Suite 101
Brentwood, TN 37027
file#OH-2070

WARRANTY DEED

The actual consideration or value for this transfer is $ 198,000.00.

AFFIANT

STATE OF TENNESSEE
COUNTY OF Jennifer Marie Caldwell (me)

SWORN TO AND SUBSCRIBED before me this 13th day of NOVEMBER, 2009.

NOTARY PUBLIC
My Commission Expires:

Jennifer Marie Caldwell
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
April 19, 2010

File Box 30

BILL GARRETT, Davidson County
Trans: T20090079306 DEEDWARR
Recvd: 11/23/09 08:55 2 pgs
Fees: 13.00 Taxes: 732.60

20091123-0107172

This space for Register of Deeds

This instrument was prepared by: Johnny Ellis, *Esq.* 2217 Old Hickory Blvd. Old Hickory, TN. 37138, 615.847.2000

ADDRESS NEW OWNER(S)	SEND TAX BILLS TO:	MAP / PARCEL NO.
DARREL L. DAVENPORT, & DOROTHY R. DAVENPORT 256 Myhr Green Nashville, Tennessee 37221	New Owner	142-07- C / 054.00-CO

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) Dollars, cash in hand paid by DARREL L. DAVENPORT and wife, DOROTHY R. DAVENPORT, and other good and valuable consideration, the receipt of which is hereby acknowledged,

I, **KATHLEEN ANN TARKINGTON, Executrix** of the Estate of **BETTY ANN BELL**, the GRANTOR herein, have bargained and sold, and by these presents do transfer and convey unto:

DARREL L. DAVENPORT and wife, **DOROTHY R. DAVENPORT**, the GRANTEES herein, their heirs and assigns in fee simple absolute, a certain Condominium Unit located in **Davidson** County, State of Tennessee, described as follows:

Being Unit No. 54 on the plan of Ashley Green, a horizontal property regime established pursuant to the provisions of the Tennessee Horizontal Property Act, Tenn.Code Ann. §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, as Corrected in Book 7467, page 279 and amended in Book 7482, page 312, Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, including without limitation the by-laws appended thereto of record in Book 7184, page 71, said Register's Office. Said Unit being depicted on Exhibit "C" of the Master Deed which 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 all the same property conveyed to Robert B. Bell and wife Betty A. Bell, by Warranty deed from Billy C. Hunter and wife Betty L. Hunter, dated June 14, 1999, and of record in Book 11536, page 272, Register's Office for Davidson County, Tennessee. The Said Robert B. Bell died

August 15, 2000 leaving his widow, Betty A. Bell, a/k/a Betty Ann Bell, as the surviving Tenant by the entirety. Betty Ann Bell died, testate, in Davidson County on May 17, 2009, Probate case #09P-883, naming her daughter, Kathleen Ann Tarkington as Executrix with full authority to mortgage, sell, encumber pledge or lease any real property without the joinder of any beneficiary.

The above description is the same as in the previous deed of record.

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. I do covenant with the said GRANTEES that I am 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. I do further covenant and bind myself, my 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.

The herein described property is subject to the following:
2009 Property taxes are to be prorated and paid at closing.
All matters appearing on the Plan of record in Book 6900, page 24; Master Deed of record in Book 7184, page 44 as corrected in Book 7467, page 279 and amended in Book 7482, page 312; Charter of Record in Book 7140, page 69; By-laws of record in Book 7184, page 71; Book 7467, page 279; Easements of record in Book 5374, page 511; Book 5407, page 643; Book 6483, page 907; Dedication of Utilities Easement in Instrument 20060724-0088823 all of record in the Register's Office for Davidson County, Tennessee.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

This is improved property known as: 256 Myhr Green, Nashville, TN 37221.

Witness our hands this 13 day of NOVEMBER, 2009.

Kathleen A Tarkington

By: KATHLEEN ANN TARKINGTON
Executrix for the Estate of Betty Ann Bell

STATE OF TENNESSEE }
COUNTY OF Williamson }

Personally appeared before me, Leroy J. Ellis, IV, a Notary Public in and for said County and State, the within named KATHLEEN ANN TARKINGTON, Executrix for the Estate of Betty Ann Bell, the bargainer, 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 Brentwood, Tennessee this 13 day of NOVEMBER, 2009.

Leroy J. Ellis IV

NOTARY PUBLIC

My Commission Expires: 3-10-2013

LEROY JOHNSTON ELLIS IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

****