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

BILL GARRETT, Davidson County
Trans:T20110028732 DEEDWARR
Recvd: 05/13/11 13:20 4 pgs
Fees:23.00 Taxes:555.00
20110513-0036890

This Instrument prepared by:
G. Miller Hogan, II, Esq.
Lassiter, Tidwell, Davis, Keller & Hogan, PLLC
150 Fourth Avenue North
Suite 1850, One Nashville Place
Nashville, Tennessee 37219

WARRANTY DEED

Address of new owner as follows:	Send tax bills to:	Map-Parcel No.
Carolyn G. Hughes **3000 Hillsboro Pike, #129** **Nashville, TN 37215**	**(Same)**	**117-03-0A-129.00-CO**

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Know all men by these presents that, **Ulna Miriam Rogers Fowler, Thomas R. McDonald, III (individually and as Co-Executors of the Estate of Rena Carolyn Rogers, deceased) and Lexie Jean Brown Waggener** (collectively, the "Grantors"), for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration to the Grantors, in hand paid by **Carolyn G. Hughes** (the "Grantee"), the receipt and sufficiency of which is hereby acknowledged, have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY, unto the Grantee, that certain condominium apartment situated in Davidson County, Tennessee, described below together with all and singular the rights, benefits, privileges, easements, tenements and appurtenances pertaining thereto, including any right, title and interest of the Grantors in and to adjacent streets, roads, alleys, improvements, buildings and fixtures located thereon (said land, together with such rights, benefits, privileges, tenements and appurtenances, and improvements, buildings and fixtures being hereinafter collectively called the "Property"):

Land in Davidson County, Tennessee, being Lot 129 as shown on the map entitled Versailles Apartments, of record in Plat Book 5050, page 80 and corrected in Book 5171, page 153 in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description; together with the appurtenant interest in the common elements of Versailles Apartments, a horizontal property regime established by Master Deed and By-Laws of record in Book 5168, page 944, amended in Book 7770, page 955 and Book 8434, page 719, said Register's Office.

Being the same property conveyed to NANCY L. ROGERS, by deed from WILBUR FOSTER CREIGHTON and wife, ELIZABETH CREIGHTON of record in Book 5334, page 598, dated September 1, 1978 in the Register's Office for Davidson County, Tennessee. The said Nancy L. Rogers having since died on or about August 2, 2000 leaving her heir at law, Rena Carolyn Rogers, reference being of record in Docket No. 00P-1569 in the Davidson County Probate Court Clerk's Office and of record as Instrument No. 20031031-0160046, said Register's Office. The said Rena Carolyn Rogers having since died on or about March 30, 2010. The Will of Rena Carolyn Rogers of record in Volume No. 10P-684 in the Davidson County Probate Court Clerk's Office devises the subject property to ULNA MIRIAM ROGERS FOWLER, THOMAS R. MCDONALD, III and LEXIE JEAN BROWN WAGGENER.

This is improved property commonly known as: **3000 Hillsboro Pike, #129, Nashville, TN 37215.**

This conveyance is subject to all easements and restrictions of record, the lien for property taxes that are not delinquent, any matters shown on any applicable plat, including but not limited to: (a) general or special taxes and assessments required to be paid in the year 2011 and subsequent years for Map-Par. 117-03-0A-129.00-CO, (b) matters shown on the Plan of record in Plat Book 5050, page 80 and amended in Book 5171, page 153, in the Register's Office for Davidson County, Tennessee, (c) all terms, covenants, conditions and requirements of the Master Deed of record in Book 5168, page 944, and amended in Book 7770, page 955 and Book 8434, page 719, said Register's Office said Register's Office.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, as aforesaid, unto the Grantee, her heirs, successors and assigns, forever.

The Grantors, for themselves and their heirs, successors and assigns covenant with the Grantee that the Grantors are lawfully seized of a good, absolute and indivisible estate in fee simple to the Property; that they have good right and lawful authority to sell and convey the Property; that they have committed no act to encumber the Property; that the Grantee shall have quiet possession of the Property; and the Grantors do hereby bind themselves and their successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the Property unto the Grantee, her heirs, successors and assigns, against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, this Warranty Deed is executed by the Grantors as of the 6th day of ~~April~~ MAY, 2011.

Ulna Miriam Rogers Fowler
Ulna Miriam Rogers Fowler

Thomas R. McDonald III
Thomas R. McDonald, III

Lexie Jean Brown Waggener
Lexie Jean Brown Waggener

ESTATE OF RENA CAROLYN ROGERS

By: Ulna Miriam Rogers Fowler
Ulna Miriam Rogers Fowler, Co-Executrix
Co-Executrix

By: Thomas R. McDonald III
Thomas R. McDonald, III, Co-Executor
Co-Executor

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Ulna Miriam Rogers Fowler**, the within named bargainor, both individually and in her capacity as Co-Executrix of the Estate of Rena Carolyn Rogers, 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, at office, this 6th day of ~~April~~ MAY, 2011.

Notary Public

My commission expires: Nov. 10, 2013

MILLER HOGAN II STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires November 10, 2013

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Thomas R. McDonald, III**, the within named bargainor, both individually and in his capacity as Co-Executor of the Estate of Rena Carolyn Rogers, 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, at office, this 6th day of ~~April~~ MAY, 2011.

Notary Public

My commission expires: Nov. 10, 2013

MILLER HOGAN II STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires November 10, 2013

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Lexie Jean Brown Waggener**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 6th day of ~~April~~ MAY, 2011.

Notary Public

My commission expires: Nov. 10, 2013

MILLER HOGAN II STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires November 10, 2013

STATE OF TENNESSEE)
)
COUNTY OF Williamson)

The actual consideration or value for this transfer of property, whichever is greater is $150,000.00.

Affiant

Sworn to and subscribed before me
this 6th day of ~~April~~ May, 2011.

Notary Public

My Commission Expires: 5-8-12

