THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 30125-07-2011** File Box 9-B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $615,000.00. Affiant Subscribed and sworn to before me this 6th day of July, 2011. Notary Public My Commission Expires: My Commission Expires FEB. 19, 2013

BETH M. BROCK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

WARRANTY DEED

Address New Owner: Gerald G. Patterson, Trustee 715 Belle Meade Blvd, #C-1 Nashville, TN 37205	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 130 060 A 00200 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Sam L. Cook III, David Wiley Cook, Philip M. Martin, as devisee under the will of Mary Farris Cook Martin, deceased, and Sam L. Cook III and David Wiley Cook, as Executors of the Estate of Catherine Wiley Cook, deceased**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Gerald G. Patterson, Trustee** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 715 Belle Meade Blvd, #C-1, Nashville, TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

BILL GARRETT, Davidson County
Trans:T20110040958 DEEDWARR
Recvd: 07/08/11 09:34 3 pgs
Fees:18.00 Taxes:2275.50
20110708-0052301

IN WITNESS WHEREOF, Grantor has executed this instrument on the 6th day of July, 2011.

Sam L. Cook III

David Wiley Cook

Philip M. Martin

Sam L. Cook III, Executor

David Wiley Cook, Executor

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Sam L. Cook III, David Wiley Cook, Philip M. Martin,** 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.

Witness my hand, at office, this 6th day of July, 2011.

Notary Public

My Commission Expires:

My Commission Expires
August 23, 2011

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Sam L. Cook, III and David Wiley Cook, as Executors of the Estate of Catherine Wiley Cook, deceased,** 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.

Witness my hand, at office, this 6th day of July, 2011.

Notary Public

My Commission Expires:

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires
August 23, 2011

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. C-1 on the Plan of Revised Plat, Belle Meade Condominiums, of record in Plat Book 5200, page 469, revised in Book 6250, page 222, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Belle Meade Condominiums, a horizontal property regime established by Amended and Restated Master Deed of record in Book 7063, page 125, amended in Book 9551, page 426, and Instrument No. 20090223-0015611, said Register's Office.

Being the same property conveyed to Catherine Davis Wiley, unmarried, by deed dated January 25, 1985, from Barrett B. Sutton, Jr., Trustee, of record in Book 6482, page 371, Register's Office for Davidson County, Tennessee. Catherine Davis Wiley having died, and her will having been admitted to probate in Docket No. 94035, Davidson County Probate Court Clerk's Office. By the terms of her will, she devised her residuary estate, including her real estate, one-half to her son, David W. Wiley, Jr., and one-half to her daughter, Catherine Wiley Cook. David W. Wiley, Jr., Executor of the Estate of Catherine Davis Wiley, conveyed subject property to David W. Wiley, Jr. by deed of record in Book 8799, page 707, Register's Office for Davidson County, Tennessee (as to his undivided one-half interest).

David W. Wiley, Jr. conveyed a one-tenth undivided interest (in his one-half interest) to each of the following: Catherine Wiley Cook, Mary Ferris Cook Martin, Sam L. Cook III, and David Wiley Cook, by deed of record in Book 8800, page 231, Register's Office for Davidson County, Tennessee; another one-tenth undivided interest to each of the following: Catherine Wiley Cook, Mary Ferris Cook Martin, Sam L. Cook, III, and David Wiley Cook, by deed of record in Book 8846, page 409, Register's Office for Davidson County, Tennessee; and a one-twentieth interest to each of the following: Catherine Wiley Cook, Mary Ferris Cook Martin, Sam L. Cook, III, and David Wiley Cook, by deed of record in Book 9310, page 120, Register's Office for Davidson County, Tennessee.

Mary Farris Cook Martin died on July 30, 2003. Her will was admitted to probate in Docket No. 02P1623, Davidson County Probate Court Clerk's Office. By the terms of her will, she devised her residuary estate, including her real estate, to her husband, Philip M. Martin. Mary Ferris Cook Martin and Mary Farris Cook Martin are one and the same person.

Catherine Wiley Cook died on March 10, 2011. Her will was admitted to probate in Docket No. 11P413, Davidson County Probate Court Clerk's Office. By the terms of her will, the real estate which she owned was to be treated as personalty subject to sale by her executors. Letters Testamentary were issued to Sam L. Cook III, and David Wiley Cook.

This conveyance is made subject to:

1. Taxes for the year 2011, prorated by the parties and assumed by the Grantee.
2. Charter of Incorporation of Belle Meade Condominiums Association, Inc. of record in Book 6003, page 9, Register's Office for Davidson County, Tennessee.
3. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Belle Meade Condominiums, of record in Book 7063, page 125, amended in Book 9551, page 426, and Instrument No. 20090223-0015611, Register's Office for Davidson County, Tennessee.
4. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
5. All matters appearing on the Plan of record as Book 5200, page 469, revised in Book 6250, page 222, Register's Office for Davidson County, Tennessee.
6. Easement for sanitary sewers to City of Belle Meade of record in Book 5972, page 181, Register's Office for Davidson County, Tennessee.
7. Right of First Refusal contained in the Master Deed, as amended.