This Instrument Prepared By:
BROKERS ESCROW SERVICES, INC.
200 Nashboro Blvd., P. O. BOX 140255
Nashville, Tennessee 37214

Recording Information:

Davidson County DEEDWARR
Recvd: 07/08/11 11:11 6 pgs
Fees:33.00 Taxes:207.20
20110708-0052393

ADDRESS NEW OWNER:
Michael D. Swift
2819 Lake Forest Drive
Nashville, TN 37217

SEND TAX BILL TO:
Owner

MAP **086**
GROUP **060 A**
PARCEL **516.00 CO**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Susan E. Geist,** by James H. Geist, Co-Conservator and Mariam B. Geist, Co-Conservator, pursuant to the Court Order attached as "Exhibit A", hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **Michael D. Swift, a single man**, hereinafter called the "GRANTEE", his 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. 516 on the plan of condominium site of Steeplechase Condominiums, of record in Book 6816, page 483, Register's office for said county, to which plan and record thereof are incorporated herein and made a part hereof by reference.

Being the same property conveyed to Susan E. Geist by deeds from James H. Geist dated December 21, 1994, of record in Book 9663, page 226 and Book 9663, page 229, Register's Office for Davidson County, Tennessee.

Taxes for the current year have been settled between the parties. Said property is transferred subject to the following matters:

Subject to all applicable zoning and planning restrictions, and all health department rules and regulations that may affect the premises.
Subject to all covenants, subdivision restrictions, easement and other matter of record in Plat Book 6816, page 483, Book 7390, page 1, and Instrument No. 20051216-0151253 said Register's Office.
By-Laws contained in an instrument of record in Book 6816, page 519, amended in Book 7390, page 1, and a Charter of record in Book 6816, page 534, said Register's Office, and to which instrument reference is here made for the complete and exact terms, details and requirements thereof.
Subject to an easement set forth in an instrument of record in Book 4833, page 28, said Register's Office, to which instrument reference is here made for the exact terms and details thereof.

This is improved property known as 516 Chandler Place, Hermitage, Tennessee 37076 .

GRANTOR makes no representation or warranty, express or implied, as to the exact amount of acreage or square footage in the property, or as to the ownership of the minerals located on, under or within the property. Grantor makes no representations or warranties, express or implied, with respect to the condition of the property conveyed hereby, including any improvements located thereon, including, without limitation, the habitability, condition or fitness thereof for any particular use or purpose. Grantee agrees that the property conveyed hereby, including any improvements located thereon, is conveyed by Grantor and accepted by Grantee in an "as is, where is" and "with all faults" condition.

THIS conveyance is made expressly subject to all covenants, conditions, restrictions, and reservations contained in former deeds and other instruments of record applicable to said property, insofar as same are presently binding thereon, and to any easements apparent from an inspection of said property.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said "GRANTEE", his heirs and assigns, forever, and,

GRANTOR does covenants with the said "GRANTEE" that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered, unless otherwise herein set out; and,

"GRANTOR", does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEE", and his 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 our hands this the 1st day of July, 2011.

Co-Conservators for Susan E. Geist

James H Geist

By: James H. Geist, Co-Conservator
Co-conservator

Miriam B Geist, Co-Conservator

By: Mariam B. Geist, Co-Conservator

STATE OF FLORIDA)
COUNTY OF Lee)

Before me, the undersigned authority of the State and County aforesaid, personally appeared **James H. Geist**, and **Mariam B. Geist,** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged themselves to be **Co-Conservators for Susan E. Geist**, the within named bargainor(s), an individual, and that they

as such authorized Co-Conservators, with the authority so to do, executed the within Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 1st day of July, 2011.

NOTARY PUBLIC
My Commission Expires: 8/19/14

Seal

LORI-ANN T. TEAGUE
MY COMMISSION # EE 010766
EXPIRES: August 19, 2014
Bonded Thru Notary Public Underwriters

STATE OF TENNESSEE)
COUNTY OF Davidson)
The actual value or consideration, whichever is greater, for this transfer is $56,000.00.

AFFIANT

Subscribed and sworn to before me on this 1st day of July, 2011.

NOTARY PUBLIC
My Commission Expires:

REBECCA WAYNICK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

MY COMMISSION EXPIRES:
JULY 24, 2011

CERTIFICATION
I, Toni Waynick, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Toni Waynick

State of Tennessee; County of Davidson
On this 1st day of July, 2011, personally appeared before me, Rebecca Waynick, a notary public for this county and state, Toni Waynick, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rebecca Waynick
My Commission Expires:

REBECCA WAYNICK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

MY COMMISSION EXPIRES:
JULY 24, 2011

"EXHIBIT A"

IN THE SEVENTH CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE

2011 JUL -1 AM 10: 34

IN THE MATTER OF:	)	
	)	
CONSERVATORSHIP OF SUSAN ELAINE GEIST,	)	
	)	
Ward,	)	**Docket No. 02P-1428**
	)	
JAMES H. GEIST and MARIAM B. GEIST,	)	
	)	
Fiduciaries.	)	

ORDER APPROVING CONTRACT FOR SALE OF REAL PROPERTY

This cause came to be heard on July 1, 2011 in the Seventh Circuit Court for Davidson County, Tennessee before the Honorable Randy Kennedy on the Fiduciaries' Motion to Approve Contract for Sale of Real Property. Thomas B. Luck appeared for the Fiduciaries and there was no objection to the motion.

Upon consideration of the motion, the statements of counsel, and the entire file, the Court finds that the Ward owns certain real property located in Hermitage, TN that is more fully described as follows:

> A certain condominium apartment in Davidson County, Tennessee, being Unit No. 516 on the plan of condominium site of Steeplechase Condominiums, of record in Book 6816, page 483, Register's Office for said County, to which plan and record thereof are incorporated herein and made a part hereof by reference.
>
> Being part of the same property conveyed to Terry Dillehay by deed from Steeplechase Ltd., a Tennessee Joint Venture of record in Book 8109, page 417, Register's Office for Davidson County, Tennessee.
>
> This conveyance is made subject to restrictive covenants, liens and other matters of record in Book 6816, page 438, By Laws Book 6816, page 519; amended in Book 7390, page 1, all in the Register's Office for said County, and to matters set forth in the above reference plan of record.
>
> Being the same property conveyed to Susan E. Geist by deed of record in Book 9663, page 229, Register's Office of Davidson County, Tennessee.

This improved property is known as 516 Chandler Place, Hermitage, TN 37076.

The Court further finds that the Ward no longer resides at the property and that the property is vacant. The Court finds that the contract offered by Michael Swift to purchase the property for the sum of $56,000.00 is fair and reasonable and that it is in the best interest of the Ward that this contract be accepted. Pursuant to the listing agreement, the Court finds that Carol Palmer is to receive a commission of 6% of the sales price.

At the hearing an Affidavits were submitted detailing attorney fees accrued by David J. Waynick and Thomas B. Luck on behalf of the Estate. The Court finds that fees of $159.75 to David J. Waynick and a fee of $945.00 to Thomas B. Luck are reasonable and shall be paid from the proceeds of the sale.

IT IS, THEREFORE, ORDERED, ADJUDGED, AND DECREED:

1. The contract for sale of the property located at 516 Chandler Place, Hermitage, TN 37076 that was attached as Exhibit A to the Motion is APPROVED.
2. A commission of 6% of the sales price to Carol Palmer is APPROVED.
3. Pursuant to the terms of the contract, the closing shall take place at the office of Brokers Escrow, 200 Nashboro Boulevard, Nashville, TN 37217, who shall charge its reasonable and customary fees.
4. Attorney fees in the amount of $159.75 to David J. Waynick and $945.00 to Thomas B. Luck for services rendered on behalf of the conservatorship shall be paid from the proceeds of the sale.

IT IS SO ORDERED.

ENTERED THIS 1 DAY OF JULY, 2011

Randy Kennedy, Judge

APPROVED FOR ENTRY:

David J. Waynick #12293
211 Donelson Pike, Suite 2
Nashville, TN 37214
Telephone: (615) 885-5707
Fax: (615) 885-0224

Thomas B. Luck #22897
211 Donelson Pike, Suite 2
Nashville, TN 37214
Telephone: (615) 885-9699
Fax: (615) 885-0224

CERTIFICATE OF SERVICE

I hereby certify that a true and correct copy of the foregoing order has been sent via first-class U.S. Mail, postage prepaid, to the following, this the 1 day of July, 2011:

Susan Elaine Geist
94 Twin Hills Drive, #249
Madison, TN 37115

Thomas B. Luck