Send Tax Statements To:
New Owner
7441 Center Bay Drive
North Bay Village, FL 33141

This Instrument Prepared By:
JOHN G. MITCHELL, III
Attorney at Law
201 E. Main St.
Murfreesboro,

BILL GARRETT, Davidson County
Trans:T20110045469 DEEDWARR
Recvd: 07/27/11 11:17 2 pgs
Fees:13.00 Taxes:222.00
20110727-0057450

Name and Address of New Owner:
Athena Millas Kaiman
1315 Quail Valley Road
Nashville, TN 37214

Map and Parcel: 108-8-E 24.00 CO

After Recording Return To:
Limestone Title & Escrow, LLC
5409 Maryland Way, Suite 130
Brentwood, TN 37027

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

WARRANTY DEED

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, the undersigned, **THE ESTATE OF BILLY JOE MCCRARY, SR.,** has this day bargained and sold and does hereby transfer and convey unto, **ATHENA MILLAS KAIMAN, married**, her heirs and assigns, forever, that certain parcel of real estate located in Davidson County of the State of Tennessee, being described as follows, to-wit:

A Certain condominium apartment in Davidson County, Tennessee, described as follows: Unit No. 24, Lot No. 53, in a Horizontal Property Regime as shown on the condominium site plan, Section 3, Phase VI, Quail Valley, as of record in Book 5800, pages 127 and 128, Register's Office for said County.

Being the same property conveyed to Billy Joe McCrary, Sr., by deed from Resolution Trust Corporation as Receiver for Lincoln Federal Savings and Loan Association, formerly Lincoln State Saving and Loan Association, Inc., dated December 21, 1990, appearing of record in Record Book 8272, page 49, of the Register's Office of Davidson County, Tennessee. The said Billy Joe McCrary, Sr. having since died on August 29, 2009, and by Will and Testament filed of record in the Seventh Circuit Court of Davidson County, Tennessee (Probate Division), Billy Joe McCrary, Jr. was appointed executor of his estate, with full authority to sell.

This conveyance is subject to Master Deed and By-Laws, which contain restrictive covenants, liens and other matters of record in Book 5884, page 534; Book 5931, page 506; Book 5970, page 828; Book 6081, page 130; Deed to Common Area of record in Book 6002, page 537, said Register's Office, and to the matters set forth in the above referenced plan of record.
This conveyance is subject to any and all existing easements and/or restrictions of record.

Billy Joe McCrary, Sr. having since deceased as of August 29, 2009.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said, **ATHENA MILLAS KAIMAN, married,** her heirs and assigns, forever.

The undersigned covenants with the said Grantee that it is lawfully seized and possessed of said parcel of real estate, and that it has a good right to convey the same and that it is

unencumbered, except for the lien of the 2011 real property taxes which have been prorated between the parties and are assumed by the Grantee.

The undersigned further covenants and binds itself, its successors and assigns to forever warrant and defend the title to said real estate to the Grantee, her heirs and assigns, against the lawful claims of all persons, whomsoever.

This property is subject to any and all lawful easements, setback lines, restrictions, etc. of record and applying to the within described property and to the zoning regulations of the appropriate governmental body.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 8 day of July, 2011.

Billy Joe McCrary, Jr., Executor of the Billy Joe McCrary Sr.

Billy Joe McCrary, Jr.
Executor of the Billy Joe McCrary, Sr. Estate

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for the said County and State, personally appeared, **Billy Joe McCrary, Jr., Executor of the Billy Joe McCrary, Sr. Estate,** the bargainers(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), acknowledged that he, executed the foregoing instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL in Davidson County, Tennessee, this the 8 day of July, 2011.

Sallie Allen
NOTARY PUBLIC

My Commission Expires: 11/19/2013

SALLIE ALLEN
STATE OF TENNESSEE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

NOTARY PUBLIC
RUTHERFORD COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $60,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Sheri Morgan
AFFIANT

SWORN to and subscribed before me,
this the 8 day of July, 2011.

Sallie Allen
NOTARY PUBLIC
My Commission Expires: 11/19/2013

SALLIE ALLEN
STATE OF TENNESSEE

NOTARY PUBLIC
RUTHERFORD COUNTY