WARRANTY DEED

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 6, 2015

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$16,000.00**

Nicholas Green
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF DECEMBER, 2011.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Roy Forkum **Deana Forkum**	**NEW OWNER**	**133-11-A-90CO**
(NAME) **P. O,. Box 110989**	(NAME)	
(ADDRESS) **Nashville, TN 37221**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Jeanan Mills Stuart Conservator for Jay Michael Christenbury**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Roy Forkum and wife, Deana Forkum**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Unit No. N-7 on the Plan of Canterbury Hall Condominiums, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 5440, page 255, as amended in Book 5441, page 819, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the Plat of Canterbury Hall Condominiums, as of record in Book 5200, page 159, said Register's Office, for more complete identification and description of such unit.

Being the same property conveyed to Shirley Loper, Conservator for Jay M. Christenbury by deed from Amy K. Brasier, unmarried of record in Instrument No. 20050912-0109199 Register's Office for Davidson County, Tennessee. By Order of the Court entered on April 21, 2011, in the Probate Division of The Seventh Curcuit Court of Davidson County, Tennessee, in case No. 03-1660, Jeanan Mills Stuart was appointed to succeed Shirley Loper as the Permanent Successor Guardian of the person and the estate of Jay Michael Christenbury a/k/a Jay M. Christenbury. Pursuant to subsequent Orders entered in said case on September 14, 2001 and on November 18, 2011 the Court approved the auction sale of the property hereinabove described and thereafter approved the contract of sale to the Grantees names in this deed.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☒ property, known as **500 Paragon Mills Road # N7, Nashville, TN 37211**

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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; and we do covenant with the said GRANTEES that we are 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; and we do further covenant and bind ourselves, our 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. 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.

BILL GARRETT, Davidson County
Trans:T20110080500 DEEDWARR
Recvd: 12/20/11 11:58 2 pgs
Fees:13.00 Taxes:59.20

20111220-0099309

Witness my hand this 9th day of December, 2011.

By: Jeanan Mills Stuart
Jeanan Mills Stuart, Conservator for Jay Michael Christenbury

Conservator for Jay Michael Christenbury

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jeanan Mills Stuart, and who, upon her oath, acknowledged herself to be the Conservator for the within named Jay Michael Christenbury being authorized to act on behalf of said person, she executed the foregoing instrument as her free act and for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 9th DAY OF DECEMBER, 2011.

Commission expires:

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 6, 2015

Notary Public