BILL GARRETT, Davidson County
Trans:T20120016589 DEEDWARRSP
Recvd: 03/06/12 14:56 8 pgs
Fees:42.00 Taxes:0.00
20120306-0019695

EXECUTOR'S SPECIAL WARRANTY DEED

This instrument prepared by:

Joshua L. Rogers
SCHELL BINKLEY & DAVIES, LLC
509 New Highway 96 West, Suite 201
Franklin, TN 37064

Address New Owner:	Send Tax Bills To:	Tax Parcel No.
Leasa Jane Hendricks 4215 Harding Road, #108 Nashville, Tennessee 37205	Leasa Jane Hendricks 4215 Harding Road, #108 Nashville, Tennessee 37205	103-16-B Par 8

WHEREAS, Leasa Jane Hendricks and Betty R. Hendricks each own a one-half (1/2) interest in real property located at 108 Windsor Tower, 4215 Harding Road, Nashville, Tennessee as recorded in Book 5200, page 71, Register's office of Davidson County, Tennessee. Being part of the same property conveyed to Windsor Tower, Inc., recorded in Book 527, page 980, Register's office of Davidson County, Tennessee (attached hereto as **Exhibit 1**); and

WHEREAS, Betty R. Hendricks died testate on February 5, 2011, leaving a Last Will and Testament and said Last Will and Testament has been admitted to Probate in Williamson County, Tennessee (attached hereto as **Exhibit 2**); and

WHEREAS, Joshua L. Rogers has been appointed as Executor of the estate by agreement of the beneficiaries of the decedent's estate and he has been duly qualified and acting Executor of the estate (attached hereto as **Exhibit 3**); and

WHEREAS, the Last Will and Testament vests the power and responsibility in the Executor for allocating the assets of the Estate among said beneficiaries of the Last Will and Testament; and

WHEREAS, the Executor has determined that the property described herein shall be allocated to Leasa Jane Hendricks; and

WHEREAS, pursuant to Section 67-4-409(3)(F), there is no recordation tax levied on the transfer of any real estate where such is a deed executed by an Executor to implement a testamentary device;

NOW, THEREFORE, pursuant to the authority granted to him as Executor pursuant to the orders of the Williamson County Chancery Court, Joshua L. Rogers as Executor of the Last Will and Testament of Betty R. Hendricks, and not further or otherwise, does hereby bargain and sell, and by these presents transfer and convey unto Leasa Jane Hendricks, her heirs and assigns, all of Betty R. Hendricks' interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> Being Unit No. 108 as shown on the Plat of WINDSOR TOWER, a condominium, of record in Book 5200, Page 71, Register's Office for Davidson County, Tennessee, together with an undivided .616% interest in common elements of 4215 Harding Road Homeowners' Association, as described in Book 2313, Page 338, et seq., said Register's Office.

Being part of the same property conveyed to WINDSOR TOWER, INC., a Tennessee corporation by deed from Windsor Towers, Inc. And Laurence A. Grossman and wife, Dorothy R. Grossman, of record in Book 527, page 980 Register's Office of Davidson County, Tennessee and Jesse S. Siegel and Gladys Siegel, Co-Executors under the Will of Same Siegel, of record in Book 527, Page 984, said Register's Office.

The said Betty R. Hendricks having since died as stated above.

This is improved property known as 108 Windsor Tower, 4215 Harding Road, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to Grantee, her heirs and assigns, forever.

Grantor does hereby covenant with Grantee that Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and Grantor does further covenant and bind himself and his representatives to warrant and forever defend the title to said land to Grantee, her heirs and assigns, against the lawful claims of all persons claiming through and under Grantor (other than claims arising out of the matters set forth above), but not otherwise.

WITNESS this 13 day of February, 2012.

JOSHUA L. ROGERS, as Executor of the Estate of Betty R. Hendricks, and not further or otherwise

STATE OF TENNESSEE)
)
COUNTY OF Williamson)

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, **Joshua L. Rogers,** with whom I am personally acquainted, who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office, this 13th day of February, 2012.

NOTARY PUBLIC
My Commission Expires: 8/3/15

PHYLLIS A. HALL
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ -0-
Affiant
Subscribed and sworn before me this the
10 Day of March, 2012.
Libby Arrigo, Deputy Register

This instrument prepared by
Wm Thomas McHugh
Suite 102, 4215 Harding Road
Nashville, Tennessee 37205

Address New Owner as follows:
LEASA HENDRICKS
Unit 108, Windsor Tower
4215 Harding Road
Nashville, TN 37205-2026

Send tax bills to:
SAME

Map-Parcel:
103-16-B Par 8

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Betty R. Hendricks**, hereinafter called Grantor, by these presents does transfer, quitclaim and convey unto **Leasa Jane Hendricks** hereinafter called Grantee, Grantee's heirs and assigns an undivided one-half (½) interest of Grantor's right, title and interest in and to certain real property lying and being situated in the County of Davidson, State of Tennessee, described as follows, to-wit:

Being Unit No. 108 as shown on the Plat of WINDSOR TOWER, a condominium, of record in Book 5200, Page 71, Register's Office for Davidson County, Tennessee, together with an undivided .616% interest in common elements of 4215 Harding Road Homeowners' Association, as described in Book 2313, Page 338, et seq., said Register's Office.

Being part of the same property conveyed to WINDSOR TOWER, INC., a Tennessee corporation by deed from Windsor Towers, Inc. And Laurence A. Grossman and wife, Dorothy R. Grossman, of record in Book 527, page 980 Register's Office of Davidson County, Tennessee and Jesse S. Siegel and Gladys Siegel, Co-Executors under the Will of Same Siegel, of record in Book 527, Page 984, said Register's Office.

As part of the consideration of this transfer, Grantee agrees to be bound by the terms, covenants, and restrictions set forth in Master Deed for 4215 Harding Road Homeowners' Association, of record in Book 5313, Page 338, and its attendant By-Laws of record in Book 5313, Page 338, respectively, in said Register's Office.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed on this 19 day of May, 2006.

BETTY R. HENDRICKS

EXHIBIT
tabbies
1

MAY-18-06 02:30 AM
P.01

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Betty R Hendricks, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office, on this the 19 day of May, 2006.

NOTARY PUBLIC

My Commission expires: January 24, 2009

MARILYN HECHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $1.00

Betty R Hendricks
AFFIANT

Sworn to and subscribed before me this 19 day of May, 2006.

NOTARY PUBLIC

My commission expires: January 24, 2009

MARILYN HECHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MAY-18-06 02:30 AM P.02

FILED
WILLIAMSON COUNTY
CLERK & MASTER
2011 MAR -9 AM 8:31
ENTERED 3-10-11
P-6004

Last Will and Testament
of
BETTY R. HENDRICKS

I, the undersigned, BETTY R. HENDRICKS, presently a resident citizen of Davidson County, Tennessee, being of sound mind and disposing memory do hereby make, publish and declare this to be my Last Will and Testament, hereby vacating, canceling and rendering void any and all prior Wills or codicils at any time heretofore executed by me.

Item I

I direct my Co-Executors, hereinafter named, to pay any and all of my just and lawful debts, including the expense of my last illness, if any, and my interment, out of the first funds coming into their hands as such Co-Executors, but at such time as to not injure or damage my estate.

Item II

I give, devise, and bequeath to my daughter, LEASA JANE HENDRICKS, my residence at 108 Windsor Tower, 4215 Harding Road, Nashville, Tennessee together with contents and fixtures, furnishings and appliances.

Item III

I also give, devise and bequeath to my daughter LEASA JANE HENDRICKS, my personal property silver, flatware, china, jewelry and personal effects of whatsoever character, nature or description of which I may die seized and possess.

Item III

I am presently the owner of a portfolio of investments being managed and overseen by my trusted friend and CPA, Scott Winters. All such investments of which I may die seized and possess are to be divided equally between my son, WILLIAM EDWARD HENDRICKS, JR., and my daughter, LEASA JANE HENDRICKS, they to share and share alike.

BRH

BRH

EXHIBIT
2

Item IV

I strongly recommend but do not require my children to consult with Scott Winters, CPA for his counsel and advice in accomplishing the distribution of my investment portfolio as the same may exist at the time of my demise.

Item V

I hereby nominate, constitute and appoint my son, WILLIAM EDWARD HENDRICKS, JR., and my daughter, LEASA JANE HENDRICKS, to be Co-Executors of this my Last Will and Testament and expressly excuse them from the necessity of posting bond to serve in that capacity. While I do not anticipate any dispute or disagreements to arise between my children, should such occur the decision of my first born shall prevail and control in the decision making process.

IN WITNESS WHEREOF, I have hereunto set my hands this 13th day of June, 2006.

Betty R. Hendricks
BETTY R. HENDRICKS

Signed, published and declared by the said BETTY R. HENDRICKS as her Last Will and Testament, in the presence of us, the undersigned, who at her request, and in her sight and presence, and in the sight and presence of each other, have subscribed our names hereto as attesting witnesses on this the 13th day of June, 2006.

Lou G. McHugh
WITNESS

Nashville, TN
ADDRESS

Will McHugh
WITNESS

Nashville, TN
ADDRESS

BRH

P.02

JUN-01-06 02:14 AM

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

We, the undersigned, after first being duly sworn or affirming, make oath or affirm that the foregoing Last Will and Testament was signed by BETTY R. HENDRICKS as and for, and at that time acknowledged, published and declared by her to be her Last Will and Testament, in the sight and presence of us, the undersigned, who at her request and in her sight and presence, and in the sight and presence of each other, have subscribed our names as attesting witnesses on the same day. We further make oath or affirm that the BETTY R. HENDRICKS was of sound and disposing memory, and not acting under the fraud, menace or undue influence of any person, that she was more than 18 years of age and that each of the attesting witnesses is more than 18 years of age.

Lou G. McHugh

Sworn and subscribed to before me this 13 day of June, 2006.

PAMELA SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

NOTARY PUBLIC

My Commission Expires: 4/29/06

BRH

04 105

JUN-01-06 02:14 AM P.03

IN THE CHANCERY COURT FOR WILLIAMSON COUNTY, TENNESSEE

IN THE MATTER OF THE ESTATE OF
Betty Richardson Hendricks, DECEASED
Resident of Williamson County, Tennessee

NO. P6004
PROBATE

Address: 200 Winners Circle, Apt. 408, Brentwood, TN 37027

Date of Death: February 5, 2011

Administrator(s): Joshua L. Rogers

LETTERS OF ADMINISTRATION WITH WILL ANNEXED

It appearing to the Chancery Court that the above-named deceased person left a written will, which has been duly proved and admitted to probate according to the laws of the State of Tennessee, and said Court having appointed the above-named Administrator(s) upon qualifying as required by law;

THESE LETTERS THEREFORE ARE ISSUED to the above-named Administrator(s), being now empowered to enter upon the execution of said will and administer this estate as required by law.

In witness whereof, I have issued these Letters of Administration with Will Annexed, this the 10 day of march, 2011.

ELAINE B. BEELER, CLERK AND MASTER
By Cunlette Maxwell

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I do solemnly swear that I will honestly and faithfully discharge the duties required by law as Administrator with Will Annexed of the estate of the above-named deceased person, to the best of my knowledge and ability. So help me God.

Subscribed and sworn to before me, this the 10 day ofMarch, 2011.

ELAINE B. BEELER, CLERK AND MASTER
By Cunlette Maxwell

Certificate

I, Clerk and Master of this Court, certify that: (i) this is a Court of Record; (ii) the above is a true, full, and correct copy of the Letters of Administration issued by this Court in this estate; (iii) these Letters are still in full force and effect as of this date; and (iv) these Letters appear on file in the office of the Clerk and Master for Williamson County, Tennessee.

Witness my hand and seal, this the 10 day of March 20 11.

ELAINE B. BEELER, CLERK AND MASTER
By Cunlette Maxwell

EXHIBIT
3