BILL GARRETT, Davidson County
Trans:T20120025095 DEEDWARR
Recvd: 04/05/12 14:30 2 pgs
Fees:13.00 Taxes:518.00
20120405-0029347

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00

Patricia Pogue Riley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF March, 2012.

Megan Paulus
Notary Public

MY COMMISSION EXPIRES: 1-9-16
(AFFIX SEAL)

MEGAN PAULUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

R-VRES-12-4215

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Ferry William Craft, Jr. (NAME)	new owner (NAME)	
4215 Harding Pike #1007 (ADDRESS)	(ADDRESS)	**103-16-0-B-114.00 CO**
Nashville, TN 37205 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we **PATRICIA POGUE RILEY AND MARY LYNN POGUE FLY AND JENNIFER FLY AND KIMBERLY FLY AS HEIRS OF THE ESTATE OF JOHN TIMBERLAKE POGUE, SEVENTH CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE, PROBATE DIVISION, DOCKET NO. 11P1773,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **FERRY WILLIAM CRAFT, JR. AND PATRICIA ROSE CRAFT,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF TENNESSEE, described as follows, to wit:

WIFE,

A CONDOMINIUM APARTMENT IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 1007 OF WINDSOR TOWER CONDOMINIUMS, A HORIZONTAL PROPERTY REGIME PURSUANT TO THE TENNESSEE HORIZONTAL PROPERTY ACT, AS SHOWN ON THE PLAN OF RECORD IN BOOK 5200, PAGE 71, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TO WHICH SOURCE REFERENCE IS HEREBY MADE FOR MORE COMPLETE DETAILS OF DESCRIPTION, TOGETHER WITH THE SAID APARTMENT'S APPURTENANT UNDIVIDED INTEREST IN THE GENERAL AND LIMITED COMMON ELEMENTS OF THE CONDOMINIUM.

BEING THE SAME PROPERTY CONVEYED TO JOHN T. POGUE, BY WARRANTY DEED FROM JOHN H. PIETRI, JR. AND SPOUSE, MARTHA PIETRI, OF RECORD IN BOOK 1006, PAGE 492, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED APRIL 3, 1996.

JOHN TIMBERLAKE POGUE DIED SEPTEMBER 16, 2011. HIS ESTATE BEING ADMINISTERED THROUGH SEVENTH CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE, PROBATE DIVISION, DOCKET NO. 11P1773.

BY LAST WILL AND TESTAMENT OF JOHN TIMBERLAKE POGUE, SECOND CODICIL DATED MARCH 10, 2005, PROPERTY IS DEVISED TO PATRICIA POGUE RILEY, MARY LYNN POGUE FLY, JENNIFER FLY AND KIMBERLY FLY.

THIS CONVEYANCE IS SUBJECT TO A) 2012 PROPERTY TAXES AND SUBSEQUENT; B) INSTRUMENTS OF RECORD IN PLAT BOOK 5200, PAGE 71; BOOK 5313, PAGE 338; BOOK 8666, PAGE 789; BOOK 3956, PAGE 943; BOOK 9486, PAGE 948; INSTRUMENT NO. 20110301-0016521; SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

This is
( ) unimproved
(X) improved
property known as **4215 Harding Pike #1007 Nashville, Tennessee 37205**
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Witness my/our hand(s) this 30th day of March, 2012.

Patricia Pogue Riley

Patricia Pogue Riley

Mary Lynn Pogue Fly

Mary Lynn Pogue Fly

Jennifer Fly by Mary Lynn Pogue Fly attorney in fact

Jennifer Fly by Mary Lynn Pogue Fly as Attorney in Fact

Kimberly Fly by Mary Lynn Pogue Fly attorney in fact

Kimberly Fly by Mary Lynn Pogue Fly as Attorney in Fact

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Patricia Pogue Riley and Mary Lynn Pogue Fly, the within named bargainor, 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 within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th day of March, 2012.

Megan Paulus

Notary Public
My Commission Expires: 1-9-16
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Mary Lynn Pogue Fly, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument in behalf of Kimberly Fly, and acknowledged that he/she executed the same as the free act and deed of the said Kimberly Fly.

Witness my hand and official seal, this the 30th day of March, 2012.

Megan Paulus

Notary Public
My Commission Expires: 1-9-16
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Mary Lynn Pogue Fly, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument in behalf of Jennifer Fly, and acknowledged that he/she executed the same as the free act and deed of the said Jennifer Fly.

Witness my hand and official seal, this the 30th day of March, 2012.

Megan Paulus

Notary Public
My Commission Expires: 1-9-16
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212