03

Realty Title

PREPARED BY (AND RETURN TO):

WILKINS & IVEY

Attorneys at Law

104 Woodmont Blvd., Suite 100

Nashville, Tennessee 37205

Phone (615) 298-3312 - Fax 292-8746

BILL GARRETT, Davidson County

Trans:T20120030283 DEEDWARR

Recvd: 04/25/12 13:28 8 pgs

Fees:43.00 Taxes:499.50

20120425-0035452

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(DM) Title No: 51225

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Margo Bolden 243 Myhr Green Nashville, Tennessee 37221	**REGIONS BANK DBA REGIONS MORTGAGE** **2050 PARKWAY OFFICE CIRCLE** **BIRMINGHAM, AL 35244**

TAX MAP-PARCEL NUMBERS: 142070C11200CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$135,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Thomas Harold Peake, Robert Andrew Peake , Kristine L. Sams, Katherine L.P. DiBernardo, Margaret E. Peake, Andrew C. Peake, Susan E. Conway, Christian Church Foundation, and Barbara J. Moss, Executor of the Estate of Maurine S. Peake,** hereinafter called the **Grantor**, have bargained and sold, and by these presents do hereby transfer and convey unto **Margo Bolden** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 112 of Ashley Green, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 6900, page 24, amended in Book 6900, page 978, and shown as Exhibit "C" to the Master Deed of record in Book 7184, page 44,*Register' Office for said 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. ***AND INSTRUMENT NO. 20111101-0084880,**

Being the same property conveyed to Thomas B. Peake, Jr., and wife, Maurine S. Peake, by Warranty Deed from Rochford Realty and Construction, Co., Inc. dated May 17, 1993 and recorded on May 19, 1993, of record in Book 8953, page 589, Register's Office for Davidson County, Tennessee. The said Thomas B. Peake, Jr., and Maurine S. Peake have since died, with Thomas B. Peake, Jr., predeceasing Maurine S. Peake. The Last Will and Testament of Murine S. Peake of record in Docket No. 11P-1016 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, bequest, thirty (30%) each of her residuary estate to Thomas Harold Peake, Robert Andrew Peake and to living grandchildren (Kristine L. Sams, Katherine L.P. DeBernardo, Margaret E. Peake, Andrew C. Peake and Susan E. Conway) in equal shares. Ten (10%) percent was bequest to the Christian Church Foundation. By Order Appointing Counsel as Executor, Barbara J. Moss was appointed Executor, and by Motion to Appoint Guardian for Minor with Authority to convey Real Property on her behalf, Celia Woolverton was authorized to convey real property on behalf of Margaret E. Peake, a minor, both of record in Docket No. 11P-1016 in the Seventh Circuit Court for Davidson County, Tennessee Probate Division. Order Approving Contract for Sale of Real Property filed in Docket No. 11P-1016 in the Seventh Circuit Court for Davidson County, Tennessee Probate Division.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2012, and subsequent years; The Plan, with Owner's Certificate, of record in Book 6900, page 24, amended in Book 6900, page 978, and shown as Exhibit "C" to the Master Deed of record in Book 7184, page 44,, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description.: The provisions of the condominium Master Deed of record in Book 7184, page 44, Book 7482, page 312, Book 7467 page 279, and Doc. No. 20111101-0084880 said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters.

This is improved property, known as: 243 Myhr Green, Nashville, Tennessee 37221

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 29th day of March, 2012.

Robert Andrew Peake

Robert Andrew Peake

Barbara Moss Executor

Barbara Moss, Executor

State of TENNESSEE
County of DAVIDSON

On this 29th day of March, 2012 , before me the undersigned authority, personally appeared **Robert Andrew Peake**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
MY COMMISSION EXPIRES: March 3, 2015

Notary

State of TENNESSEE
County of DAVIDSON

On this 29th day of March, 2012 , before me the undersigned authority, personally appeared **Barbara J. Moss, Executor**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
MY COMMISSION EXPIRES: March 3, 2015

Notary

This is improved property, known as: 243 Myhr Green, Nashville, Tennessee 37221

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 20th day of March, 2012.

Christian Church Foundation by:

Gary W. Kidwell

Christian Church Foundation by:

Susan E Hansen

State of Indiana
County of Marion

On this 20th day of March, 2012 , before me the undersigned authority, personally appeared Gary W. Kidwell and _____ to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged and was identified as President (or other officer authorized to execute this instrument) of **Christian Church Foundation**, the within named bargainor, a corporation, and the execution of the foregoing instrument as such officer for the purposes therein contained, by signing in the name of the corporation as such officer.

Witness my hand and official seal on March 20, 2012

My Commission Expires: 1/1/2015

Karen L. Johnson
Notary

State of Indiana
County of Marion

On this 20th day of March, 2012 , before me the undersigned authority, personally appeared SUSAN E. HANSEN and _____ to me known (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged and was identified as Asst. V.P. (or other officer authorized to execute this instrument) of **Christian Church Foundation**, the within named bargainor, a corporation, and the execution of the foregoing instrument as such officer for the purposes therein contained, by signing in the name of the corporation as such officer.

Witness my hand and official seal on March 20, 2012

My Commission Expires: 1/1/2015

Karen L. Johnson
Notary

State of TN
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $135,000.00

Affiant

Sworn and subscribed before me this the 16th day of April, 2012

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 02-11-2013

Notary Public

My Commission Expires: _____

Wldoc: Deed Wty—12/92

This is improved property, known as: 243 Myhr Green, Nashville, Tennessee 37221

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 21st day of March, 2012.

Thomas Harold Peake — Victoria L. Peake, Attorney-in-Fact

Thomas Harold Peake
By: Victoria L. Peake, Attorney-in-Fact

State of Florida
County of Brevard

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **Victoria L. Peake** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Thomas Harold Peake**, as Attorney-in-Fact, as the free act and deed of the said Principal(s).

Witness my hand and official seal at Melbourne, Florida, this 21st day of March, 2012.

HOLLY M. NICKERSON
Notary Public - State of Florida
My Comm. Expires Jun 29, 2014
Commission # EE 5377
Bonded Through National Notary Assn.

Notary Public

My Commission Expires: 6/29/2014

This is improved property, known as: 243 Myhr Green, Nashville, Tennessee 37221

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 20 day of March, 2012.

Kristine L. Sams

Kristine L. Sams

State of Kentucky
County of Bourbon

On this 20th day of March, 2012 , before me the undersigned authority, personally **Kristine L. Sams**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: 2/14/15

Theresa S. Rankin
Notary

THERESA S. RANKIN NOTARY PUBLIC STATE AT LARGE KENTUCKY

This is improved property, known as: 243 Myhr Green, Nashville, Tennessee 37221

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 26 day of March, 2012.

Margaret E. Peake by Celia Woolverton, Court Appointed Guardian for minor child

Andrew C. Peake

State of New Hampshire
County of Grafton

On this 26 day of March, 2012 , before me the undersigned authority, personally **Andrew C. Peake**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: June 25, 2013

Notary

KRISTIN J. CROWLEY NOTARY PUBLIC NEW HAMPSHIRE

KRISTIN J. CROWLEY STATE OF MY COMMISSION EXPIRES JUNE 25, 2013 NEW HAMPSHIRE NOTARY PUBLIC

State of New Hampshire
County of Grafton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **Celia Woolverton** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Margaret E. Peake, a minor**, as Guardian pursuant to the order the Seventh Circuit Court for Davidson County, Tennessee, Probate Division.

Witness my hand and official seal at Citizens Bank, 26 this the --- day of March, 2012.

Notary Public

My Commission Expires: June 25, 2013

KRISTIN J. CROWLEY STATE OF MY COMMISSION EXPIRES JUNE 25, 2013 NEW HAMPSHIRE NOTARY PUBLIC

KRISTIN J. CROWLEY NOTARY PUBLIC NEW HAMPSHIRE

This is improved property, known as: 243 Myhr Green, Nashville, Tennessee 37221

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 26th day of March, 2012.

K K DiBernardo

Katherine L. P. DiBernardo

State of Florida
County of Brevard

On this 26th day of March, 2012 , before me the undersigned authority, personally **Katherine L. P. DiBernardo**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: April 26, 2014

Nitza L. Packard
Notary

NITZA L. PACKARD
Notary Public - State of Florida
My Comm. Expires Apr 26, 2014
Commission # DD 964750

This is improved property, known as: 243 Myhr Green, Nashville, Tennessee 37221

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 26th day of March, 2012.

SConway

Susan E. Conway

State of Florida
County of Brevard

On this 26th day of March, 2012 , before me the undersigned authority, personally **Susan E. Conway**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: April 26, 2014

Nitza L. Packard
Notary

NITZA L. PACKARD
Notary Public - State of Florida
My Comm. Expires Apr 26, 2014
Commission # DD 964750