BILL GARRETT, Davidson County
Trans:T20120038621 DEEDWARRSP
Recvd: 05/25/12 13:29 6 pgs
Fees:33.00 Taxes:1961.00
20120525-0045522

This Instrument Prepared By:
Marshall L. Hix, Esquire
HIX & GRAY, PLC
1230 Regions Center
315 Deaderick Street
Nashville, Tennessee 37238

Address New Owner	Send Tax Bills To:	Map & Parcel Nos.:
Charles Rogan Allen 4036 Sneed Road Nashville, Tennessee 37215	SAME	Map 117-09 Parcel No. 60.00

SPECIAL 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 consideration, the receipt and sufficiency of which are hereby acknowledged, **Gail Smith Bradford, Executrix of the Estate of Michael F. Morgan, as to a fifty percent (50%) undivided interest, Celia Gibson, as to a thirty percent (30%) undivided interest, Chloe Fessler, as to a ten percent (10%) undivided interest and David A. Neil, as to a ten percent (10%) undivided interest** (herein referred to as "Grantors"), have this day bargained and sold and, by these presents, do hereby transfer and convey unto **Charles Rogan Allen** (herein referred to as "Grantee"), his heirs and assigns, forever in fee simple, the following described tract or parcel of land located in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 13 of Block 5, on the Plan of Woodmont Estates, of record in Book 974, page 29, Register's Office for Davidson County, Tennessee, to which said plat is hereby referenced for a more complete description thereof.

Being the same property conveyed to Michael F. Morgan and wife, Joyce A. Todd Morgan, by deed dated May 30, 1979, from Daniel L. Shwab, of record in Book 5443, page 522, Register's Office for Davidson County, Tennessee. Michael F. Morgan and wife, Joyce A. Todd Morgan subsequently executed a Quitclaim Deed dated April 10, 2003, destroying the tenancy by the entirety that existed between them and conveyed said property to Michael F. Morgan and Joyce A. Todd Morgan, to hold as equal tenants in common, as recorded as Instrument No. 20030410-0047980, Register's Office for Davidson County, Tennessee. The said Joyce A. Todd Morgan died testate and her Last Will and Testament dated April 10, 2003, was admitted to probate in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division), No. 05P-1598. Michael F. Morgan was appointed Executor of the Estate of Joyce A. Todd Morgan and conveyed Joyce A. Todd Morgan's 50% undivided interest to SunTrust Bank and Michael F. Morgan, Co-Trustees of the Joyce T. Morgan Family Trust, established under the Last Will and Testament of Joyce A. Morgan by Executor's Quitclaim Deed dated September 24, 2007, of record as Instrument No. 20070926-0114863, said Register's Office. The

said Michael F. Morgan having died testate on July 5, 2011, leaving a Last Will and Testament admitted to probate by the Seventh Circuit Court for Davidson County, Tennessee (Probate Division), Docket No. 11P-1025 and Gail Smith Bradford was appointed as Executrix of the Estate of Michael F. Morgan. SunTrust Bank, Trustee of the Joyce A. Morgan Family Trust, established under the Last Will and Testament of Joyce A. Morgan conveyed its fifty percent (50%) undivided interest to Celia Gibson, a thirty percent (30%) undivided interest, Chloe Fessler, a ten percent (10%) undivided interest, and David Neil, a ten percent (10%) undivided interest, as tenants in common, by Quitclaim Deed dated December 15, 2011, of record in Instrument No. 20111216-0097936, Register's Office for Davidson County, Tennessee.

This is improved property known as 3420 Valley Brook Road, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD said tract or parcel of land together with all the improvements thereon and the appurtenances thereunto belonging unto the Grantee, his heirs and assigns, in fee simple, forever.

GRANTORS covenant with the Grantee that they are lawfully seized and possessed of said property, that they have a good and lawful right to sell and convey the same, and that the property is free from any lien or encumbrance whatsoever, except for applicable subdivision plans, zoning and building regulations, all visible easements, restrictions and limitations of record, and 2012 real estate taxes, which are prorated.

ALL warranties of Grantors herein contained are expressly limited to those persons or parties claiming by, through or under Grantors, but no further or otherwise.

EFFECTIVE as of the 24th day of May, 2012.

GRANTORS:

[SIGNATURES AND NOTARY ACKNOWLEDGEMENTS ON FOLLOWING PAGES]

Gail Smith Bradford, Executrix of the Estate of Michael F. Morgan

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, Gail Smith Bradford, with whom I am personally acquainted or who proved to me based upon satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Executrix of the Estate of Michael F. Morgan, and is authorized to execute this instrument on behalf of the Estate of Michael F. Morgan.

Witness my hand and seal this 24th day of May, 2012.

Notary Public

My Commission Expires:
11-3-15

MELINDA HERRING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Celia Gibson

STATE OF ~~OHIO~~ INDIANA)
)
COUNTY OF BARTHOLOMEW

Personally appeared before me, a Notary Public, Celia Gibson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this 24 day of May, 2012.

Deborah E. Estes
Notary Public

My Commission Expires:

_____

DEBORAH E. ESTES
Bartholomew County
My Commission Expires
August 11, 2016

NOTARY PUBLIC SEAL INDIANA

Chloe Fessler

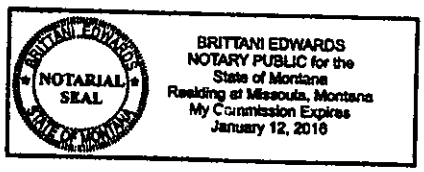
STATE OF ~~OHIO~~ Montana)
)
COUNTY OF Missoula)

Personally appeared before me, a Notary Public, Chloe Fessler, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this 24 day of May, 2012.

Brittani Edwards
Notary Public

My Commission Expires:
January 12, 2016



David A. Neil by Marshall L. Hix, his
Attorney-in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, Marshall L. Hix, with whom I am personally acquainted or who proved to me based upon satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact of David Neil, and is authorized by David A. Neil to execute this instrument on behalf of David A. Neil.

WITNESS my hand and seal, this 24th day of May, 2012.

SHARI A. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires JAN. 7, 2013

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $530,000.00.

, Executrix
AFFIANT

Subscribed and sworn to before me this 24th day of May, 2012.

NOTARY PUBLIC

MELINDA HERRING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

COMM. EXPIRES 11-3-15