This instrument prepared by and **Record and Return to:**
Parthenon Title Agency, LLC
85 White Bridge Road Suite 100-B
Nashville, TN 37205
(615) 829-5190

File No.: **12-1256**

BILL GARRETT, Davidson County
Trans: T20120073209 DEEDWARR
Recvd: 09/27/12 15:26 2 pgs
Fees: 13.00 Taxes: 538.35

20120927-0088262

WARRANTY DEED

MCT 4+T

THIS INDENTURE, made and entered into this 9/20/2012, by and between **Mildred E Trotter, an unmarried individual ~~and Pam Francis tenants in common with right of survivorship~~**, parties of the first part, and **Ruth F Tolleson, an unmarried individual ~~party of the second part~~** and Pamela L Francis, as tenants in common with right of survivorship

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

Land in Davidson County, Tennessee, Being Unit No. 66 of Ashley Green, a horizontal property regime establishing pursuant to the provisions of the Tennessee Horizontal Property Act (Tennessee Code Annoted Section 66-27-101 through 66-27-123; herein referred to as the "Act") and the provision of the Master Deed for Ashley Green of record in Plat Book 7184, Page 44, Register's Office of Davidson County, Tennessee, including without limitation the By-Laws appended thereto of record in Book 7184, page 77, said Register's Office, as said Master Deed has been amended by the 1st Amendment to the Master Deed for Ashley Green, of record in Book 7482, page 312, said Register's Office (collectively the Master Deed) to which Master Deed reference is here made for a more complete and accurate description of said unit.

Being the same property conveyed to Mildred E. Trotter by deed from Robert S Brown, III, an unmarried person of record as Instrument No. 20050620-0070603, said Register's Office.

This conveyance is made subject to any and all easements and restrictions and Master Deeds of record.

Parcel ID # **142-7C-66C**
Improved property located at: **280 Myhr Green, Nashville, TN 37221**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the afore described real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Mildred E Trotter by James J. Trotter III as ATTY in fact
Mildred E Trotter

STATE OF **Tennessee**

COUNTY OF **Davidson**

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared James I Trotter, III as Attorney in Fact for **Mildred E Trotter** to me known to the persons described in and who, upon oath, executed the foregoing instrument as the Attorney in Fact for Mildred E Trotter, and acknowledged that he executed the same for the purposes therein contained as his/her free Act and Deed.

Witness my hand and Notarial Seal this 20th day of September, 2012.

REBECCA T. GARLAND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Rebecca T. Garland
Notary Public

My Commission Expires: 5/6/13

****

Owner's Name: **Ruth F Tolleson**

and Address: **280 Myhr Green, Nashville, TN 37221**

Mail tax bills to, (Person or Agency responsible for payment of taxes)

SAME

REBECCA T. GARLAND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$145,500.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF **Tennessee**

COUNTY OF **Davidson**

Subscribed and sworn to before me this 20th day of September, 2012..

5/6/13 Rebecca T. Garland

Notary Public