File Box 8

PREPARED BY (AND RETURN TO):

WILKINS & IVEY

Attorneys at Law

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Nashville, Tennessee 37205

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

BILL GARRETT, Davidson County

Trans:T20120084520 DEEDWARR

Recvd: 11/05/12 14:55 2 pgs

Fees:13.00 Taxes:547.60

20121105-0101945

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(DM) Title No: 51545

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Chris Olson 895 General George Patton Road Nashville, Tennessee 37221	Regions Bank d/b/a Regions Mortgage 2050 Parkway Office Circle Birmingham, Alabama 35244

TAX MAP-PARCEL NUMBERS: 142090C89500CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$148,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Leslie Ann Frank, Executor of the Estate of Shirley Jean Frank and Leslie Ann Frank , individually**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Chris Olson** 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. 895 together with Carport designated 895C of River Plantation, Section Five, Phase One, Lot Two, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 5200, page 257, Register's Office for said County, to which source reference is hereby made for a 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 Joseph S. Frank and wife, Shirley J. Frank, by Warranty Deed from Haury & Smith Contractors, Inc., dated August 20, 1981 and recorded on August 24, 1981 of record in Book 5786, page 544, Register's Office for Davidson County, Tennessee. The said Joseph S. Frank has since died. The said Shirley Jean Frank has since died, unmarried and a resident of Newnan, Coweta County, Georgia on September 4, 2012. The decedent left a Last Will and Testament which was admitted to the Probate Court of Coweta County Georgia, File No. 2012-3025. A certified copy of said Last Will and Testament has been admitted in the Seventh Circuit Court of Davidson County, Tennessee Probate Division Doc. No. 12P-1584 for the purpose of establishing an ancillary probate for determining Minument of Title to real property located in the state of Tennessee. Said Last Will and Testament devised all of testator's real property to Leslie Ann Frank.

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

This conveyance is subject to: Taxes for 2013, and subsequent years; The Plan, with Owner's Certificate, of record in Book 5200, Page 257, 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 5410, page 248, 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: 895 Gen George Patton Road, 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 1st day of November, 2012.

Leslie Ann Frank, Executor of the Estate of Shirley Jean Frank

Leslie Ann Frank, Individually

State of GEORGIA
County of Cherokee

On this 1 day of November, 2012 , before me the undersigned authority, personally appeared Leslie Ann Frank, 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: 8/25/15

Notary

LORETTA P INGLIS
NOTARY PUBLIC
Cherokee County State of Georgia
My Comm. Expires Aug. 25, 2015

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $148,000.00

Affiant

Sworn and subscribed before me this the 2nd day of November, 2012

My Commission Expires:

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
March 3, 2015

Notary Public