WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$245,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF NOVEMBER, 2012.

Notary Public

MY COMMISSION EXPIRES: 7-6-15

(AFFIX SEAL)

SHANNON PHILBIN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN. My Commission Expires JULY 6, 2015

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MARY H. ANDREWS, TRUSTEE OF THE MARY H. ANDREWS TRUST	SAME	116-13-C-55 CO
(NAME)	(NAME)	
105 Leake Avenue # 55		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	,	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Elizabeth Fraser Robinson, Trustee of The Elilzabeth Fraser Robinson Living Trust U/A/D July 22, 1996**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mary H. Andrews, Trustee of the Mary H. Andrews Trust, under trust agreement dated January 9, 2002, as amended**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 55, together with Parking Space No. 10 on the Plan of revised Belle Meade Tower, condominium apartments of record in Instrument No. 20001020-0104050, Register's Office said County, to which plan reference is hereby made for a more complete and accurate description.

The recording of the Plan of revised Belle Meade Tower Condominium Apartments of record in Instrument No. 20001020-0104050, voids, vacates and supercedes the Plan of Belle Meade Tower of record in Plat Book 4175, Page 159.

Being the same property conveyed to Elizabeth Fraser Robinson, Trustee of the Elizabeth Fraser Robinson Living Trust dated July 22, 1996, as amended, by Quitclaim Deed from Elizabeth Fraser Robinson (f/k/a Elizabeth T. Fraser) of record in Instrument No. 20100107-0001682,previous conveyance in Book 10505, Page 636, Register's Office for Davidson County, Tennessee.

For purposes of identifying the aforesaid Trust and enumerating the powers of the Trustee thereunder, a Certification of said Trust is attached hereto as Exhibit "A"

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is improved ☒ property, known as **105 Leake Avenue # 55, Nashville, TN 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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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.

BILL GARRETT, Davidson County
Trans:T20120090813 DEEDWARR
Recvd: 11/29/12 08:40 4 pgs
Fees:23.00 Taxes:906.50
20121129-0109459

Witness my hand this 28 day of November, 2012.

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 6, 2015

Elizabeth Fraser Robinson, Trustee of The Elilzabeth Farser Robinson Living Trust

By Elizabeth Fraser Robinson, Trustee
Elizabeth Fraser Robinson, Trustee

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Elizabeth Fraser Robinson, Trustee of The Elizabeth Fraser Robinson Living Trust U/A/D July 22, 1996, the bargainor 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 in her capacity as Trustee of said Trust for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 28 day of November, 2012.

Commission expires: 7-6-15

Notary Public

Exhibit "A"

CERTIFICATION OF TRUST
FOR THE
ELIZABETH FRASER ROBINSON LIVING TRUST

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The undersigned, Elizabeth Fraser Robinson being first duly sworn, deposes and says she is at least 18 years of age and is the current acting Trustee of the Elizabeth Fraser Robinson Living Trust and further states as follows:

1. The Elizabeth Fraser Robinson Living Trust is a valid, existing trust, having been created by a written Trust agreement on July 22, 1996, as amended by that certain First Amendment to Living Trust Agreement dated January 28, 1999, the First Amended and Restated Trust Agreement dated November 18, 2009, and the Second Amended and Restated Trust Agreement dated December 18, 2009.

2. (a) The grantor or creator of the trust is Elizabeth Fraser Robinson.

   (b) The currently acting trustee is Elizabeth Fraser Robinson.

   (c) No specific person is named in the Trust Agreement to serve as a Successor Trustee, however., the provisions for appointing a Successor Trustee are setforth in Article VII subparagraph 3(c) of said Trust Agreement.

3. The administrative and/or managerial powers of the Trustee are set forth in Article VII of the Trust Agreement. Among other powers, the Trustee ise vested with all the powers enumerated under the provisions of TCA 35-50-110 which includes the power to acquire, mortgage and convey real property without the joinder of any beneficiary.

4. (a) The trust is Revocable.

   (b) The person holding the power to revoke the trust is Elizabeth Fraser Robinson

5. The conditions for the succession of the successor trustee(s) are the death, resignation or incapacity on the part of the original Trustee and any Successor Trustees to serve in that capacity.

7. The Trust shall be identified by the Grantor's Social Security Number.

8. Trust property should be titled as follows: Elizabeth Fraser Robinson, Trustee of the Elizabeth Fraser Robinson Living Trust u/a/d July 22, 1996, as amended .

9. To the best of the undersigned's knowledge, the trust has not been revoked, modified, or amended in any manner that would cause the representations and statements contained herein to be incorrect.

This 28 day of November, 2012

Elizabeth Fraser Robinson, Affiant

Elizabeth Fraser Robinson, Affiant

Sworn to and subscribed to before me this 28 day of November, 2012.

Notary Public

My commission expires:

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 6, 2015

THIS INSTRUMENT WAS PREPARED BY:
MICHAEL J. PHILBIN, ESQUIRE
MICHAEL J. PHILBIN, P.C.
2021 RICHARD JONES ROAD, SUITE 220
NASHVILLE, TN 37215-2860