245434
Box 14

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

Christy Wilkins Ivey *Percy Wilkins, Jr. (retired)*

W & I Ref:(DM) Title No: 52086
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Mary Jo Coffey 212 Myhr Green Nashville, Tennessee 37221	Renasant Bank 2001 Park Place North, S/650 Birmingham, AL 35203

TAX MAP-PARCEL NUMBERS: 142070C00700CO

BILL GARRETT, Davidson County
Trans:T20120097431 DEEDWARR
Recvd: 12/20/12 11:01 2 pgs
Fees:13.00 Taxes:510.60
20121220-0117408

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$138,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Dennis Nelson Anderson, individually and as Executor of the Last Will and Testament of Virginia Cma. Travis**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Mary Jo Coffey an unmarried woman,** 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. 7 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 as shown as Exhibit "C" to the Master Deed of record in Book 7184, page 44, Register's 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.

Being the same property conveyed to Virginia M. Anderson by Warranty Deed from Rockford Realty and Construction, Co., Inc., dated August 5, 1988 and recorded on August 12, 1988, of record in Book 7625, page 60, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated November 1, 1995, recorded November 2, 1995, of record in Book 9847, page 915, said Register's Office, Virginia M. Anderson conveyed subject property to her married name, Virginia Cma. Travis. The said Virginia Cma. Travis has since died. The Last Will and testament of Virginia Cma. Travis of record in Will Book 118, page 145, in the Chancery Court for Washington County, Tennessee, (Probate Division) appointed Dennis Nelson Anderson as Executor and devised all real property to Dennis Nelson Anderson.

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 6900, Page 24, amended in Book 6900, page 978, and shown as Exhibit "C" to the Master Deed 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. 201111010084880, 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: 212 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 18th day of December, 2012.

Dennis Nelson Anderson, EXECUTOR — Dennis Nelson Anderson, Executor

Dennis Nelson Anderson — Dennis Nelson Anderson, individually

State of TENNESSEE
County of DAVIDSON

On this 18th day of December, 2012 , before me the undersigned authority, personally appeared **Dennis Nelson Anderson, for himself as an individual and as Executor of The Estate of Virginia Travis**, 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: 9/8/13

Notary

GREGORY POLZIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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 **$138,000.00**

Kathy Goodson
Affiant

Sworn and subscribed before me this the 18th day of December, 2012

My Commission Expires: 1/6/14

DEBORAH M. O'NEIL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public