RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN132860

BILL GARRETT, Davidson County
Trans:T20130030695 DEEDWARR
Recvd: 04/15/13 13:50 2 pgs
Fees:13.00 Taxes:133.20
20130415-0037189

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $36,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of April, 2013.

NOTARY PUBLIC

My commission expires: 8/16/14

JANE GRAZER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

THIS INSTRUMENT PREPARERD BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Vickie L. Jennings 550 Harding Place Unit A-120 Nashville, TN 37211	Same address as new owner	147020B02000

FOR AND IN CONSIDERATION of the sum of Thirty Six Thousand and 00/100 Dollars ($36,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged; the undersigned, **ROBERT M. MCTYRE, ADMINISTRATOR FOR THE ESTATE OF SAM B. HENDRIX, JR.**, hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto, **VICKIE L. JENNINGS**, hereinafter called the Grantee, her heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Unit A-120, of Caldwell Court Condominiums, created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee code Annotated, and as established by a Master Deed, of record in Book 6188, Page 774, Register's Office for Davidson County, Tenn, together with the undivided percentage interest in the Common Element appurtenant to said unit as set forth in Exhibit A-1 of said master deed. Reference is hereby made to the plat of Caldwell Court Condominiums, set forth in Exhibit A-2 of said master deed for a more complete identification and description of such unit.

Being the same property conveyed to Sam B. Hendrix, Jr., by Warranty Deed from David N. King and Kirsten L. Stewart, dated 3/11/1991, recorded 3/13/1991, of record in Book 8308, page 942, in the Register's Office for Davidson County, Tennessee. The said Sam B. Hendrix, Jr. having since died testate on July 24, 2012 and by that Order Admitting Estate to Probate of record in Docket No. 12P1359; Seventh Circuit Court for Davidson County, Tennessee Probate Division, Robert M. McTyre was appointed Administrator of the estate with full power and authority to sale under that certain Order in Docket No. 12P1359, in the Seventh Circuit Court for Davidson County, Tennessee Probate Division.

This is improved property known and designated as 550 Harding Place, Unit A-120, Nashville, Tennessee 37211.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee, her heirs and assigns, forever.

The undersigned covenant with the said Grantee that the estate is lawfully seized and possessed of said real estate; that it has a good right to convey the same; and that it is unencumbered except by lien of the 2013 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee.

The undersigned further covenant and bind itself, its successors and assigns, forever to warrant and defend the title to said real estate unto the said Grantee, her heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS ITS HAND, this the 8th day of April, 2013.

THE ESTATE OF SAM B. HENDRIX, JR.

BY: Robert M McTyre
ROBERT M. MCTYRE, Administrator

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 8th day of April, 2013, before me, appeared Robert M. McTyre, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the Administrator of the Estate of Sam B. Hendrix, Jr., and that said instrument was signed in behalf of said Estate, and said Robert M. McTyre acknowledged said instrument to be the free act and deed of said Estate.

Witness my hand at office this the day and year above written.

Leslie Garside
Notary Public

My commission expires: 12/23/2014

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
MADISON COUNTY