BOX #14
G#24812-2

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130030876 DEEDWARR
Recvd: 04/16/13 09:21 3 pgs
Fees:18.00 Taxes:1387.50
20130416-0037493

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is **$375,000.00.**

Kathy Goodson
Affiant

Subscribed and sworn to before me, this the 15th day of April, 2013.

Notary Public

My commission expires: 9.19.16
(AFFIX SEAL)

KATHY HAND STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Robert D. Champion	**"New Owner"**	**11603012800**
11601 Wilshire Blvd, Ste 1650		
Los Angeles, CA 90025		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Cara Graham Hogan and Barbara Ferris Richards, as Co-Executrixes under the Last Will and Testament of Rebecca G. Ferris a/k/a Rebecca M. Graham Ferris

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Robert D. Champion

HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being the northwesterly one-half of Lot No. 103 on the Plan of Kenner Manor Land Company's Second Subdivision of the Kenner Tract, of record in Book 421, Page 100, Register's Office for Davidson County, Tennessee.

SAID part of Lot No. 103 fronts 50 feet on the northeasterly margin of Woodmont Boulevard and extends back between parallel lines 200 feet to a dead line in the rear.

BEING the same property conveyed to Rebecca M. Graham Ferris, by Warranty Deed dated October 7th, 2005, from Farhad M. Raiszadeh and wife, Azar D. Raiszadeh, of record in Instrument No. 20051021-0127245, Register's Office for Davidson County, Tennessee. The said Rebecca M. Graham Ferris having died on September 12, 2012, leaving a Last Will and Testament dated July 12, 2006, which was admitted to Probate in the Probate Court of Davidson County, Tennessee, under Case No. 12P-1520 (the "Will"). Pursuant to the provisions of the said Will, the property is to be administered by the Co-Executrixes of the estate of Rebecca G. Ferris, who have full power to sell the subject property.

NO BOUNDARY SURVEY WAS MADE AT THE TIME OF THIS CONVEYANCE, WITH THE LEGAL DESCRIPTION BEING THE SAME AS THE PREVIOUS DEEDS OF RECORD.

THE conveyance of the above described parcel of land is subject to the following:

1) All matters shown on the Plan of record in Book 421, Page 100, Register's Office for Davidson County, Tennessee; and,

2) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved property, known as: **154 Woodmont Blvd #A & B, Nashville, TN 37205**.

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 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.

Witness my/our hand(s) this **12th** day of **April, 2013.**

Cara Graham Hogan, Co-Executrix

Cara Graham Hogan, Co-Executrix
Under the Last Will and Testament of Rebecca G. Ferris
a/k/a Rebecca M. Graham Ferris

Barbara F. Richards Co-Executrix

Barbara Ferris Richards, Co-Executrix
Under the Last Will and Testament of Rebecca G. Ferris
a/k/a Rebecca M. Graham Ferris

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Cara Graham Hogan, as Co-Executrix under the Last Will and Testament of Rebecca G. Ferris a/k/a Rebecca M. Graham Ferris,** the within named seller, 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 for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **12th** day of **April, 2013.**

Notary Public

My Commission Expires: 9-19-16

KATHY HAND
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Barbara Ferris Richards, as Co-Executrix under the Last Will and Testament of Rebecca G. Ferris a/k/a Rebecca M. Graham Ferris,** the within named seller, 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 for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **12th** day of **April, 2013.**

Notary Public

My Commission Expires: 9-19-16

KATHY HAND
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY