THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON.
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 410 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 173,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF APRIL, 2013. Notary Public MY COMMISSION EXPIRES: 1-9-16 (AFFIX SEAL)

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Zvi Manas & Diane Mildred Manas	owner	MAP 129-11-0A
5729 Stoneway Trail		PARCEL 716.00CO
Nashville, TN 37209		
(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, **I, Lisa D. Spear, Executrix of the Estate of Dennis McCarthy,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Zvi Manas and wife, Diane Mildred Manas,** 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. A77R A/K/A Unit 716, on the plan of Phase I-C of Lot 2, The Cloister at St. Henry, of record in Book 6675, Page 173, Exhibit "B" of Master Deed, Register's Office for said County, which plan and record thereof are incorporated herein and made a part hereof by reference.

Being the same property conveyed to Dennis McCarthy by Warranty Deed from Thomas L. Stewart and Henslee Stewart, of record as Instrument Number 20070430-0051244, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Lisa D. Spear, Executrix of the Estate of Dennis James McCarthy by Deed recorded as Instrument 20130409-0034928, said Register's Office (conveying the remainder interest). The said Dennis McCarthy has died as an unmarried man. Under the terms of the Last Will and Testament of Dennis J. McCarthy [filed in the Seventh Circuit County of Davidson County Tennessee, under Docket 13P25], all real property is to be administered as part of the probate estate subject to the control of the Executor(rix) and such authority has been ratified by the said Court.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **716 Mount Carmel Place, 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, 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.

Witness my hand this the 30th day of April, 2013.

Estate of Dennis McCarthy

BY: Executrix
Lisa D. Spear, Executrix

BILL GARRETT, Davidson County
Trans:T20130036052 DEEDWARR
Recvd: 05/01/13 12:58 2 pgs
Fees:13.00 Taxes:640.10

20130501-0043683

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, personally appeared Lisa D. Spear, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Executrix of the **Estate of Dennis McCarthy**, and is authorized to execute this instrument on behalf of the Estate.

Witness my hand and seal this the 30th day of April, 2013.

My Commission expires 1-9-16

Notary Public

