This document prepared by (and after recording return to):	
Name:	**William Davis, Attorney, P.C.**
Address:	**219 Ward Circle, Ste 5**
City, State, Zip:	**Brentwood, TN, 37027**
Phone:	**615-369-0039**

BILL GARRETT, Davidson County
Trans:T20130039535 DEEDWARR
Recvd: 05/13/13 09:26 3 pgs
Fees:18.00 Taxes:555.00
20130513-0047795

---------Above This Line Reserved For Official Use Only----------

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Sue Ann Peffen, Executrix of the Estate of Helen L. Werrbach, deceased,** hereinafter referred to as "Grantor", has this day bargained and sold, and by these present does hereby transfer and convey unto **Mary A. Ward** hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Davidson, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Unit No. 706, as shown on the Condominium Site Plat, Plat for Phase 1C of Lot 2, The Cloister at St. Henry, a Horizontal Property Regime, filed as Exhibit B to and established by the Master Deed of record in Book 6675, Page 173, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Master Deed, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.

Being the same property conveyed to Helen L. Werrbach by Deed from St. Henry's Property Development Inc., dated and filed for record on 07/03/1986 in Book 6908, Page 73, Register's Office for Davidson County, Tennessee. (Leasehold)

Helen L. Werrbach died testate on 7/13/2011 devising subject property to Sue Ann Peffen, Executrix as evidenced by the Last Will and Testament of Helen L. Werrbach filed in Docket No 11P1099, in the Probate Court Clerk's Office for Davidson County.

Being the same property conveyed to Sue Ann Peffen, Executrix of the Estate of Helen L. Werrbach, deceased by Deed from St. Henry's Property Development, Inc. dated 04/08/2013 and filed for record on 04/11/2013 in Instrument 20130411-0035898, Register's Office for Davidson County, Tennessee. (Fee simple)

Map & Parcel: 129110A70600CO

This property is known as: **706 Mt. Carmel Place, Nashville, TN 37205**

THIS CONVEYANCE IS SUBJECT to all encumbrances, easements, rights-of-way, restrictive covenants and other matters of public record as may affect the property, all matters of survey, taxes and assessments, and mineral reservations of record, if any but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the lands against all claims whatsoever.

WITNESS Grantor's hand this the 7th day of May, 2013.

Sue Ann Peffen, Executrix of the Estate of Helen L. Werrbach, Deceased

By: Sue Ann Peffen, exec.
Sue Ann Peffen, Executrix -Grantor

STATE OF TENNESSEE
COUNTY OF Williamson

On this 9th day of May, 2013, before me, personally appeared Sue Ann Peffen, Executrix of the Estate of Helen L. Werrbach, deceased, to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be her free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and notarial seal.

W. WILLIAM DAVIS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Notary Public

My Commission Expires:

12/27/16

Grantee(s) Name, Address:	Send Tax Statement To:
Mary A. Ward	New Owner
706 Mt. Carmel Place	
Nashville, TN 37205	

State of TENNESSEE
County of Williamson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$150,000.00** which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me this 9th day of May, 2013.

Affiant

(Seal)

JOEY SANDERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires November 17, 2014

Notary Public

My commission expires:

11/17/14