BILL GARRETT, Davidson County
Trans:T20130043974 DEEDWARR
Recvd: 05/28/13 08:38 2 pgs
Fees:13.00 Taxes:495.80
20130528-0053163

This Instrument Prepared By:
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

Return To:
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

Warranty Deed

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO:
Mary F. Denson 967 Todd Preis Drive Nashville, TN 37221	NEW OWNER	142-5-D-68.00 CO

For good and valuable consideration received, **J. Wayne Phelps, Executor of the Estate of Atrel Beatrice Ceigler,** by these presents does transfer and convey by Order of the Probate Court of Davidson County, Tennessee, being **Docket No. 12P-1605** unto the Grantee, **Mary F. Denson, unmarried**, all of the right, title and interest in and to that certain tract or parcel of land in Davidson County, Tennessee, belonging to **Atrel Beatrice Ceigler**, described as follows:

Land in Davidson County, Tennessee, being Unit No. J-404, together with the Carport designated No. J-404-C, of River Plantation, Phase One, Section Four, a Condominium, a Horizontal Property Regime, located on Todd Preis Drive, Nashville, Davidson County, Tennessee, as shown on the Plan of River Plantation, Phase One, Section Four, Condominium Apartments, recorded in Book 4860, Pages 17, 18 and 19, and as amended in Book 4860, Pages 107, 108 and 109, Register's Office for Davidson County, Tennessee, and established by a Master Deed, of record in Book 4892, Page 440, and amended in Book 4956, Page 756 and Instrument Nos. 20050128-0010626 and 20050602-0062760, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete identification.

Being the same property conveyed to Beatrice B. Ceigler, Unmarried by Warranty Deed from Jacqueline M. Palka and husband, Daniel J. Palka, recorded on the 28th day of November, 1995 in Deed Book 9871, Page 134, in the Register's Office of Davidson County, Tennessee. The said Beatrice B. Ceigler is also known as Atrel Beatrice Ceigler.

The said Atrel Beatrice Ceigler died June 3, 2012. Under the Will of Atrel Beatrice Ceigler (filed with the Seventh Circuit Court for Davidson County, Tennessee, Probate Division under Docket number 12P-1605), J. Wayne Phelps was named to serve as Executor and instructed to administer and sell the described real property.

This conveyance is subject to county taxes for the year 2013 and subsequent years; all matters set forth in the plan of record in Plat Book 4860, Page 17,18 and 19 Amended in Book 4860, Page 107,108 and 109; Boundary Plat of record in Book 4675, Page 127; By-Laws of record in Book 4892, Page 456; Charter of the HOA of record in Instrument No. 20050415-0042394; all matters set forth in the Master Deed of record in Book 4892, Page 440, Book 4956, Page 756, Instrument No. 20050128-0010626, Instrument No. 20050602-0062760; Easement of record in Book 3770, Page 6 and any and all other existing easements and restrictions of record.

This is improved property known as 967 Todd Preis Drive Nashville, TN 37221.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, its heirs and assigns forever. And the Grantor covenants with the Grantee that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that same is unencumbered except as stated above. And the Grantor does further covenant and bind himself as Executor of the **Estate of Atrel Beatrice Ceigler** its heirs and assigns, to warrant and forever defend the title to said land to the Grantee, its heirs and assigns, against the lawful claims of all persons whomsoever.

Witness my hand this 20 day of May, 2013

The Estate of Atrel Beatrice Ceigler

By: J. Wayne Phelps
J. Wayne Phelps, Executor

STATE OF INDIANA
COUNTY OF Wayne

On this 20th day of May, 2013, before me personally appeared J. Wayne Phelps, Executor of the **Estate of Atrel Beatrice Ceigler** to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the forgoing instrument on behalf of the **Estate of Atrel Beatrice Ceigler**, and acknowledged that he executed the same as his free act and deed and for the purposes described herein.

Witness my hand and official seal, at the office, this 20th day of May, 2013

Kimberly A Robinson
Notary Public

My commission expires:
NOTARY PUBLIC SEAL INDIANA
Kimberly A. Robinson
Notary Public
Residing in Wayne Co., IN
My Comm. Exp. 7-29-2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $134,000.00.

J. Wayne Phelps
Affiant

Subscribed and sworn to before me this 21 day of May, 2013.

Notary Public

My Commission Expires: 5-2014

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.