File Box 8
~~89-B~~
~~File #13-1247~~

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

WARRANTY DEED

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, the undersigned **Jeffrey Robert Hanna, Executor of the Estate of Leona Hanna**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **James H. Nash, and wife Barbara M. Nash**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No.60 of the Ashley Green Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et. seq. as amended, Tennessee Code Annotated, and as established by a Master Deed for Ashley Green Condominiums, of record in Book 7184, page 44, and amended by 1st Amendment to Master Deed for Ashley Green, of record in Book 7482, Page 312, (Register's Office for Davidson County, Tennessee, (collectively "the Master Deed) including without limitation the By-Laws appended thereto, of record in Book 7184, page 71, said Register's Office, together with undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Ashley Green Condominiums, of record in Book 7184, page 44, as set out on Exhibit "C" to the Master Deed, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Leona Hanna, unmarried by deed from Irene Markle, unmarried, dated August 30, 2007, and of record as Instrument No. 20070904-0105419,Register's Office for Davidson County, Tennessee. Said Leona Hanna died on March 22, 2013, and the Last Will And Testament of Leona Hanna having been admitted to Probate In The Seventh Circuit Court For Davidson County, Tennessee, Probate Division, Docket No. 13P-639. Said Last Will and Testament of Leona Hanna gives all real property to the Executor, and authorizes said Executor to sell and convey.

Jeffrey Robert Hanna, the sole devisee under said Last Will and Testament also joins in the execution of this instrument for the purpose of conveying any and all interest that he has in the subject property..

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 268 Myhr Green, 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 said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 1st day of July, 2013.

BILL GARRETT, Davidson County
Trans:T20130056943 DEEDWARR
Recvd: 07/03/13 14:17 2 pgs
Fees:13.00 Taxes:573.50
20130703-0069214

Jeffrey Robert Hanna, Executor of the Estate of Leona Hanna, Deceased

Jeffrey Robert Hanna, Individually

State of Tennessee)
County of Davidson)

On this 1st day of July, 2013, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Jeffrey Robert Hanna, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 7-8-13

State of Tennessee)
County of Davidson)

On this 1st day of July, 2013, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Jeffrey Robert Hanna, as Executor of the Estate of Leona Hanna, deceased, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 7-8-13

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 155,000.00.

Affiant

Sworn and subscribed before me on this the 1st day of July, 2013.

Notary Public

My Commission Expires: 3/7/17

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
James H. Nash 268 Myhr Green Nashville, TN 37221	Same	142-7-C-60