THIS INSTRUMENT PREPARED BY:
Watkins & McNeilly, PLLC
Jonathan R. Burns, Esq.
214 2nd Avenue, North, Suite 300
Nashville, TN 37201-1638

BILL GARRETT, Davidson County
Trans:T20130083872 DEEDWARRSP
Recvd: 09/27/13 13:43 3 pgs
Fees:18.00 Taxes:370.00
20130927-0101916

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	PARCEL NUMBER:
JENNIFER N. CORCORAN, 978 General George Patton Rd. Nashville, TN 37221	Same	142090D01900CO

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $100,000.00

Jennifer Corcoran
Jennifer N. Corcoran

MARJORIE A. HAINES STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 10-25-2014

SUBSCRIBED AND SWORN to before me this 26 day of September, 2013.

Marjorie A Haines
Notary Public
My Commission Expires: 10-25-14

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I, JAMES E. CORCORAN, JR., Executor of the Estate of James E. Corcoran, hereinafter "Grantor", have this day bargained and sold and do hereby transfer and convey unto JENNIFER N. CORCORAN, her heirs, personal representatives, successors and assigns, hereinafter "Grantee", all of my right, title, and interest in certain real estate located in Davidson County, Tennessee, described on Exhibit "A" attached hereto and incorporated herein by reference ("the Property").

TO HAVE AND TO HOLD said Property, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs, personal

representatives, successors and assigns forever. Grantor covenants that except for those matters listed on Exhibit "A" hereto the Property is free from all encumbrances made or suffered by Grantor and Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said Property, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever.

Grantor further covenants and binds himself, his successors and assigns, to warrant and forever defend the title to said Property to said Grantee, her heirs, personal representatives, successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor, but not further or otherwise

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed as of this 26th day of September, 2013.

James E. Corcoran Jr.

JAMES E. CORCORAN, JR., Executor of the Estate of James E. Corcoran

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Marjorie A Haines, of the State and County aforesaid, personally appeared JAMES E. CORCORAN, JR., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be the Executor of the Estate of James E. Corcoran and that as such Executor he executed the within instrument for the purposes therein contained.

MARJORIE A HAINES NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 10-25-2014

WITNESS my hand and seal in Nashville, Tennessee, this 26th day of September, 2013.

Marjorie A Haines

NOTARY PUBLIC

My Commission Expires:

10-25-14

EXHIBIT "A"

Legal Description

Land in Davidson County, Tennessee, being Unit #978, together with Carport #C19, on the plan of Section Six, Phase One, River Plantation Condominium Apartment of record in Book 5200, pages 359 and 360, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description, together with the appurtenant interest in the common elements of River Plantation, Section Six, a Horizontal Property Regime established by Master Deed and Bylaws of record in Book 5794, page 526, said Register's Office.

Being the same property conveyed to James E. Corcoran and wife, Antoinette S. Corcoran, by deed of record in Book 5839, page 879, Register's Office, Davidson County, Tennessee. The said James E. Corcoran and wife, Antoinette S. Corcoran having since died, she having predeceased him, and the property was directed to be administered as part of the estate and subject to the control of the Executor under the Will of James E. Corcoran, deceased, filed in Docket #12P1300, Probate Court, Davidson County, Tennessee.

The street address of the property is 978 General George Patton Road, Nashville, Tennessee, 37221.

Said property is conveyed subject to the following:

1. 2013 and subsequent years real property taxes are a lien, but not yet due and payable.

2. All matters shown on plan of Section Six, Phase One, River Plantation Condominium Apartment of record in Book 5200, pages 359 and 360, Register's Office, Davidson County, Tennessee.

3. Master Deed and Bylaws of record in Book 5794, page 526, Register's Office, Davidson County, Tennessee.