THIS INSTRUMENT PREPARED BY: LARRY D. CRAIG, ATTORNEY AT LAW, 305 FOURTEENTH AVENUE, NORTH, NASHVILLE, TENNESSEE 37203

BILL GARRETT, Davidson County
Trans:T20130085280 DEEDWARR
Recvd: 10/02/13 14:53 2 pgs
Fees:13.00 Taxes:547.60
20131002-0103603

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration of value, whichever is greater, for this transfer is $148,000.00.

Pamela L. Francis
Affiant

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

Subscribed and sworn to before me this the 30th day of September, 2013.

Notary Public

My Commission Expires: 10-28-2015

WARRANTY DEED

Address New Owner(s)as follows:	Send Tax Bills To:	Map-Parcel Numbers
Jane H. Delaney 280 Myhr Green Nashville, Tennessee 37221		Map 142-07-0C Parcel 066.00

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration the receipt of which is hereby acknowledged, **we, Ruth F. Tolleson, unmarried, by and through Pamela L. Francis, Conservator, and Pamela L. Francis, individually,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Jane H. Delaney, an unmarried person**, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, Being Unit No. 66 of Ashley Green, a horizontal property regime establishing pursuant to the provisions of the Tennessee Horizontal Property Regime Act (Tennessee Code Annotated Section 66-27-101 through 66-27-123; herein referred to as the "Act") and the provision of the Master Deed for Ashley Green of record in Plat Book 7184, Page 44, Register's Office of Davidson County, Tennessee, including without limitation the By-Laws appended thereto of record in Book 7184, Page 71 (exhibit B), said Register's Office, as said Master Deed has been corrected in Book 7467, Page 279, and amended by the 1st Amendment to the Master Deed for Ashley Green of record in Book 7482, Page 312, and Instrument No. 20111101-0084880, said Register's Office (collectively the Master Deed) to which Master Deed reference is here made for a more complete and accurate description of said unit.

Being the same property conveyed to Ruth F. Tolleson, an unmarried individual, and Pamela L. Francis, as tenants in common with right of survivorship, by deed from Mildred E. Trotter, an unmarried individual, of record in Instrument No. 20120927-0088262, Register's Office for Davidson County, Tennessee.

Pamela L. Francis having since been appointed as Conservator for Ava Ruth Tolleson, Respondent, Davidson County Seventh Circuit Court No. 13P-723, and having been granted the authority to convey all of the interest of the Respondent by her in her capacity as Conservator. Ava Ruth Tolleson being one and the same person as Ruth F. Tolleson, an unmarried person.

The aforedescribed property is not the principal place of residence of Pamela L. Francis.

This conveyance is made subject to the following: easement for utilities granted to Harpeth Valley Utilities District in Instrument No. 20060724-0088823, Register's Office for Davidson County, Tennessee; all matters set forth on the plan of record and amendments thereto set forth above; the by-laws of the Ashley Green Retirement Community, appended to the original master deed filing; boundary plat of Ashley Green Retirement Community in Book 6900, Page 24, as revised in Book 6900, Page 978, said Register's Office.

This is improved property known as 280 Myhr Green, Nashville, Tennessee 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, her heirs and assigns, forever; and we do covenant with the said GRANTEE 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, except as set forth above, 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 GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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 30th day of September, 2013.

Ruth F. Tolleson by Pamela L. Francis, conservator
RUTH F. TOLLESON

BY: Pamela L. Francis, Conservator
PAMELA L. FRANCIS, CONSERVATOR

Pamela L. Francis
PAMELA L. FRANCIS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said County and State, the within named Pamela L. Francis, with whom I am personally acquainted, or proved to be on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purpose therein contained, and who further acknowledged that she is the Conservator for Ruth F. Tolleson and is authorized by Ruth F. Tolleson to execute this instrument on her behalf.

Witness my hand and seal at Nashville, Tennessee, this 30th day of September, 2013.

NOTARY PUBLIC

My Commission Expires: 10-28-2015

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said County and State, the within named Pamela L. Francis, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal at Nashville, Tennessee, this 30th day of September, 2013.

NOTARY PUBLIC

My Commission Expires: 10-28-2015

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.