THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 13110114** BILL GARRETT, Davidson County Trans:T20130101300 DEEDWARR Recvd: 12/03/13 10:14 2 pgs Fees:13.00 Taxes:2775.00 20131203-0122857	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $750,000.00. Affiant Subscribed and sworn to before me, this 27th day of November, 2013. Notary Public My Commission Expires: _____ KATE ROSENTHAL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 9, 2014

WARRANTY DEED

Address New Owner: Marvin T. Runyon Marital Trust QTIP Share 615 Belle Meade Blvd 119 Nashville TN 37205	Send Tax Bills To: Marvin T. Runyon Marital Trust QTIP Share c/o Cumberland Trust & Investment Company 40 Burton Hills Blvd. Ste 300 Nashville, TN 37215	Tax Information: Tax Parcel ID No. 130020A01300CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Sylvia Rapoport** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Cumberland Trust and Investment Company and Sue G. Atkinson, as Co-Trustees of Marvin T. Runyon Marital Trust QTIP Share**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit E-1 on the Plan of Glencourt Condominiums of record in Plat Book 6250, Page 162, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof; together with the appurtenant interest in the common elements of Glencourt Condominiums, a horizontal property regime established by Master Deed and Bylaws of record in Book 6396, Page 825 rerecorded in Book 6402, Page 279 and amendments in Instrument No. 20041013-0123308 and Instrument No. 20100105-0000913, said Register's Office.

Being the same property conveyed to Sylvia Rapoport, unmarried by Warranty Deed from Albert W. Johnson, II, Successor Trustee UWO Martin A. Hayes, and Albert W. Johnson, II, Executor of the Estate of Margaret Hayes Johnson, recorded on the 29th day of June, 2012 in Instrument No. 20120629-0057052, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.

City of Belle Meade taxes for the year 2014 and thereafter, for tax parcel identification number 130020A01300CO , not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of GLENCOURT CONDOMINIUMS, as recorded in Plat Book 6250, Page(s) 162.

Terms and provisions of by-Laws in Exhibit C of Master Deed recorded in Book 6396, Page 825 as re-recorded in Book 6402, Page 279, as amended at Instrument Nos. 20041013-0123308 and 20100105-0000913.

Charter of Glencourt Homeowners Association recorded in Book 6420, Page 75.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing GLENCOURT CONDOMINIUMS of record in Book 6396, Page 825, re-recorded in Book 6402, Page 279; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon. Easement recorded in Book 5799, Page 510.

This is improved property located at 615 Belle Meade Blvd 119 Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 27th day of November, 2013.

Sylvia Rapoport

Sylvia Rapoport

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Sylvia Rapoport, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of November, 2013.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014