Box 14

WARRANTY DEED	State of Tennessee County of Davidson
25778-3 BILL GARRETT, Davidson County Trans:T20140013279 DEEDWARR Recvd: 02/26/14 09:09 2 pgs Fees:13.00 Taxes:814.00 20140226-0016275	The actual consideration or value, whichever is greater, for this transfer is $220,000.00. Affiant Subscribed and sworn to before me, this the 21st day of February, 2014. Notary Public My commission expires: 9-19-16 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Charles E. Steen, Jr. Deborah L. Steen	NEW OWNERS	Map 103-08-0-B, Parcel 117.00
2716 McLemore Rd		
Franklin, TN 37064		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Elizabeth Floyd Gerlock, Executrix of the Estate of Eunice Blair Floyd

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Charles E. Steen, Jr. and Deborah L. Steen, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 117 as specified on the Plat shown in the Master Deed, on the Plan of Parklane Condominiums, Phase I, 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 Parklane Condominiums, of record in Book 7376, page 571, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the 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 Parklane Condominiums, for placement of Units, as shown on Exhibit "B" to the Master Deed of record under Book 7376, Page 571, said Register's Office, for a more complete identification and description of such Unit.

BEING the same property conveyed to Eunice Blair Floyd, unmarried, by Deed, dated July 15, 2003, from Ann B. Brown, Trustee, under the Anne B. Brown Trust Agreement dated January 14, 2000, of record in Instrument No. 20030716-009960, Register's Office for Davidson County, Tennessee, The said Eunice Blair Floyd died September 18, 2013, leaving a Last Will and Testament, which has been admitted to probate in the Probate Court for Davidson County, under Case No. 13P1856. Pursuant to said Will, Elizabeth Floyd Gerlock is named as Executrix of the Estate of Eunice Blair Boyd and further empowered with the right and authority to sell the said property.

THE conveyance of the above described parcel of land is subject to the following:

1) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

2) The Plan of record as set out on Exhibit "B" to the Master Deed as shown in Book 7376, Page 571, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.

3) The Premises herein insured is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest 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; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Parklane Condominiums, Phase I.

4) By-Laws of Parklane Condominiums, Phase I Homeowners' Association, Inc. of record in Book 7376, Page 571, Register's Office for Davidson County, Tennessee.

5) Charter of The Parklane Homeowners' Association, Inc. of record in Book 7710, Page 305, and as amended in Book 7895, Page 173, Register's Office for Davidson County, Tennessee.

This is improved (_X__) Unimproved (____) property, known as **117 Sloan Road, Nashville, TN 37209**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES 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, unless otherwise herein set out; 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 GRANTEES, their 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 my/our hand(s) this **21st** day of **February, 2014.**

Elizabeth Floyd Gerlock, Exec.

Elizabeth Floyd Gerlock, Executrix of the Estate of Eunice Blair Floyd

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public of said County and State, **Elizabeth Floyd Gerlock, Executrix of the Estate of Eunice Blair Floyd,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **21st** day of **February, 2014.**

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

My Commission Expires: 2/13/17