WARRANTY DEED	State of Tennessee County of Davidson
BILL GARRETT, Davidson County Trans:T20140030192 DEEDWARR Recvd: 05/02/14 10:29 2 pgs Fees:13.00 Taxes:447.70 20140502-0037248	The actual consideration or value, whichever is greater, for this transfer is **$121,000.00**. Affiant Subscribed and sworn to before me, this the 30th day of April, 2014. Notary Public My commission expires: 2/13/17 (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
G. Austin Triggs Elizabeth G. Triggs, MD	New Owner	Map 116-03-0-A Parcel 043-00co
4505 Harding Pike #34W		
Nashville, TN 37205		

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,

Annamary Kendall Fort, unmarried

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

G. Austin Triggs and Elizabeth G. Triggs, 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. 34-W on the Plan of the Royal Oaks Tower Condominium Apartments, of record in Plat Book 4460, Page 189, Register's Office for Davidson County, Tennessee, a condominium, having been established as a Horizontal Property Regime by a Master Deed and By-Laws of record in Book 4710, Page 901, and as amended in Book 4798, Page 813, and Instrument No. 20070124-0009971, said Register's Office. Including and reserving any portion of the common elements lying within said unit and easements through said unit appurtenant to the common elements of other units, all as set forth in the Master Deed, and an undivided 1.44228% interest appurtenant to the unit in all common elements of said project as described in said Master Deed including the building and land as described in Book 4710, Page 901, said Register's Office.

BEING the same property conveyed to Annamary Kendall Fort, unmarried, by Deed dated September 25, 2012 from Rachael Morris, unmarried, of record in Instrument No. 20121003-0090211, Register's Office for Davidson County, Tennessee.

This instrument is being executed on behalf of Annamary Kendall Fort, pursuant to a Power of Attorney executed by same on the 12th day of March, 2014, of record in Instrument No. 20140502-0037247, Register's Office for Davidson County, Tennessee.

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

1) The Plan of record in Book 4460, Page 189, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2) 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 the Royal Oaks Towers Condominiums, of record in Book 4710, Page 901, and as amended in Book 4798, Page 813, and Instrument No. 20070124-0009971, Register's Office for Davidson County, Tennessee. 3) By-Laws of Royal Oaks Towers Homeowners' Association, Inc., of record in Book 4710, Page 915, Register's Office for Davidson County, Tennessee. 4) Sanitary Sewer and/or Storm Drainage Easement, of record in Book 3958, Page 152, Register's Office for Davidson County, Tennessee. 5) Easements contained in the Deed of record in Book 4668, Page 986, and Book 4907, Page 43, said Register's Office. 6) All matters shown on the Boundary Plat for Royal Oaks of record in Book 4300, Page 201, said Register's Office.

This is improved (__X__) Unimproved (____) property, known as **4505 Harding Pike #34W, Nashville, TN 37205**

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 **30th** day of **April, 2014.**

Annamary Kendall Fort

Annamary Kendall Fort by Karol Fort, Attorney-in-Fact

by Karol Kendall Fort, ATTY IN FACT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 30th day of April, 2014, before me personally appeared, the undersigned, a Notary Public in and for the State and County aforesaid, the within named **Karol Fort**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Attorney-in-Fact for **Annamary Kendall Fort** and that she as such Attorney-in-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Annamary Kendall Fort**, for the purpose therein contained, by signing the name of **Annamary Kendall Fort,** by herself as Attorney-in-Fact.

Witness my hand and official seal at Nashville, Tennessee, this **30th** day of **April, 2014.**

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

My Commission Expires: 2/13/17