File Box 8

PREPARED BY (AND RETURN TO):

WILKINS & IVEY

Attorneys at Law

104 Woodmont Blvd., Suite 100

Nashville, Tennessee 37205

Phone (615) 298-3312 - Fax 292-8746

BILL GARRETT, Davidson County
Trans:T20140035158 DEEDWARR
Recvd: 05/20/14 14:11 2 pgs
Fees:13.00 Taxes:860.25
20140520-0043401

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(DM) Title No: 53471
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Randall James Greene P.O. Box 1149 Placentia, CA 92871	SAME

TAX MAP-PARCEL NUMBERS: 131060E21000CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$232,500.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Elizabeth Lake Tolbert Eakin as Executor and Trustee under the Last Will and Testament of Elias Lake Tolbert,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Randall James Greene, a married man,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 210 of Burton Hills, Village of Boxmere, Phase I, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit "B" to the Master Deed of record in Book 6666, page 749, Register's Office for said County, to which source reference is made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Elias Lake Tolbert, Elizabeth Lake Tolbert Eakin and Philip Mabry Tolbert as Co-Trustees of the Varina Tolbert Family Trust, by Executor's Deed from Elias Lake Tolbert, Executor, dated March 14, 2012 and recorded on March 28, 2012, of record in Doc. No. 20120328-0026383, Register's Office for Davidson County, Tennessee. By Quitclaim Deed of record in Doc. No. 20120328-0026391, said Register's Office, subject property was conveyed to Elias Lake Tolbert. The said Elias Lake Tolbert has since died. The Last Will and Testament of Elias Lake Tolbert of record in Docket No. 13P1910, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, appointed Elizabeth Lake Tolbert Eakin as Executor and Trustee.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2014, and subsequent years; The Plan, with Owner's Certificate, of record in Exhibit "B" to the Master Deed in Book 6666, page 749, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description; The provisions of the condominium Master Deed of record in Book 6517, page 522, Book 6691, page 593, Book 6666 page 749, Book 6778, page 532, Book 6778, page 536, Book 6911 page 120, Book 6824, page 308, Book 6908, page 738, Book 6911 page 831, and Book 6921, page 226, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters; Agreements by and between Burton Hills Properties, a general partnership and the Nashville and Davidson County Metropolitan Planning Commission of record in Book 6470, page 383, and Book 6655, page 47, said Register's Office.

This is improved property, known as: 210 Boxmere Place, Nashville, Tennessee 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 19th day of May, 2014.

Elizabeth Lake Tolbert Eakin

Elizabeth Lake Tolbert Eakin, as Executor and Trustee under the Last Will and Testament of Elias Lake Tolbert

State of TENNESSEE
County of DAVIDSON

On this 19th day of May, 2014 , before me the undersigned authority, personally appeared Elizabeth Lake Tolbert Eakin, as Executor and Trustee under the Last Will and Testament of Elias Lake Tolbert, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES: March 3, 2015

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $232,500.00

Affiant

Sworn and subscribed before me this the 19th day of May, 2014

Notary Public

My Commission Expires: _____

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES: March 3, 2015