AFTER RECORDING PLEASE RETURN TO:
Lawyer's Escrow Service Inc.
2021 Richard Jones Rd., Suite 220
Nashville, TN 37215

*THIS INSTRUMENT PREPARED BY:*
MICHAEL J. PHILBIN, P.C.
2021 RICHARD JONES ROAD, SUITE 220
NASHVILLE, TN 37215-2860

BILL GARRETT, Davidson County
Trans:T20140056603 DEEDWARRSP
Recvd: 08/04/14 13:59 3 pgs
Fees:18.00 Taxes:1850.00
20140804-0069708

# SPECIAL WARRANTY DEED

FROM: THOMAS A. ALLEN,
Vice President of Regions Bank
And Executor of the Estate of
Mary Sue Cheek

TO: Walker Casey Reed and
DEBRA POWELL REED

State of Tennessee )
County of Davidson )

The actual consideration for the transfer of this interest is $ 500,000.00.

Affiant

Subscribed and sworn to before me this 1st day of August, 2014.

Notary Public

Commission Expiration Date 7/6/2015

| Name and Address of New Owner | Name and Address of Persons or of Entity Responsible for Payment of Property Taxes | Map – Parcel Number(s) |
|---|---|---|
| Walker Casey Reed<br>And<br>Debra Powell Reed<br>4215 Harding Pike,<br>Units #205 and #206<br>Nashville, TN 37205 | NEW OWNER | 103160B01700CO (UNIT #206)<br>103160B01600CO (UNIT #205) |

FOR AND IN CONSIDERATION OF the sum of $10.00 Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, I, Thomas A. Allen, in my capacity as Vice President of Regions Bank and Executor of the Estate of Mary Sue Cheek, Grantor, have bargained and sold, and by these presents does transfer and convey unto Walker Casey Reed a ½ undivided interest and Debra Powell Reed a ½ undivided interest as tenants in common without right of survivorship, hereinafter called ("GRANTEE"), their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

## LEGAL DESCRIPTION

Tract I:

Land in Davidson County, Tennessee, being Unit No. 206, on the plan of Windsor Tower, Condominium Apartments of record in Plat Book 5200, Page 71 and as further established by the Master Deed of record in Book 5313, Page 338, as amended in Book 8666, Page 789 and Instrument 201312170127081, all in the Register's Office for Davidson County, Tennessee, together with an undivided .925 percent interest in the common areas/elements appurtenant to said Unit as set forth in said Master Deed, reference to which is hereby made for a more complete description of said Unit.

Being the same property conveyed to Joel O. Cheek and wife, Mary Sue Cheek by Quitclaim Deed dated May 12, 1988 from Joel O. Cheek of record in Book 7543, Page 754, Register's Office for Davidson County, Tennessee. The said Joel O. Cheek died September 1, 2001, vesting title in Mary Sue Cheek as the surviving tenant by the entirety by operation of law. The said Mary Sue Cheek died on May 22, 2013 leaving a Last Will and Testament that was probated under Docket No. 13P1078 in the Seventh Circuit Court of Davidson County, Tennessee Probate Division. Under the aforesaid Will, Regions Bank was appointed to serve as Executor and Trustee of the Estate under Article I, and the real property, which includes the subject property, was to be administered as part of the Probate Estate subject to the control of the Executor, as authorized by TCA 31-2-103 with power to sell the same pursuant to Article X of said Will

Tract II:

Land in Davidson County Tennessee, being Unit No. 205 of Windsor Tower, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Plan of Record in Book 5200, page 71 Register's Office for said County, to which source reference is hereby 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 Joel O. Cheek by Warranty Deed from Frances Douglas Corzine dated July 27, 1999 and recorded on July 28, 1999 of record in Book 11541, page 270 Register's Office for Davidson County, Tennessee. The said Joel O. Cheek died September 1, 2001, vesting title in Mary Sue Cheek as the surviving tenant by the entirety by operation of law. The said Mary Sue Cheek died on May 22, 2013 leaving a Last Will and Testament that was probated under Docket No. 13P1078 in the Seventh Circuit Court of Davidson County, Tennessee Probate Division. Under the aforesaid Will, Regions Bank was appointed to serve as Executor and Trustee of the Estate under Article I, and the real property, which includes the subject property, was to be administered as part of the Probate Estate subject to the control of the Executor, as authorized by TCA 31-2-103 with power to sell the same pursuant to Article X of said Will.

Together with Parking Spaces Numbered #122 and #123 which are assigned as Limited Common Elements appurtenant to the above described Units, as set for and defined in the Master Deed.

This is improved property known as: 4215 Harding Pike, Unit 205 and Unit 206, Nashville, TN 37205.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

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, her heirs, successors and assigns, forever, and GRANTOR further covenants and binds itself, its representatives, successors and assigns, forever; and Grantor solely and exclusively in his capacity as Vice President of Regions Bank and Executor of the Estate of Mary Sue Cheek, does covenant with Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as herein set out; and Grantor does further covenant and bind himself, his successors and representatives, to warrant and forever defend the title to said land to said Grantee, her heirs, successors and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not further or otherwise.

WITNESS my hand this 18 day of August, 2014.

GRANTOR
THOMAS A. ALLEN
VICE PRESIDENT OF REGIONS BANK
AND EXECUTOR OF THE ESTATE
OF MARY SUE CHEEK

By: Thomas A. Allen
Thomas A. Allen
Vice President of Regions Bank
And Executor of the Estate
of Mary Sue Cheek

**STATE OF TENNESSEE** )
**COUNTY OF DAVIDSON** )

Personally appeared before me, the undersigned, a Notary Public in and for the County and State aforesaid, the within named Thomas A. Allen, Vice President of Regions Bank and Executor of the Estate of Mary Sue Cheek, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument in his capacity as Vice President of Regions Bank and Executor of the Estate of Mary Sue Cheek for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 1st day of August, 2014.

My Commission Expires:

SHANNON PHILBIN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 6, 2015

7-6-15

NOTARY PUBLIC