Box 44

THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

BILL GARRETT, Davidson County
Trans:T20140074582 DEEDWARR
Recvd: 10/03/14 09:04 2 pgs
Fees:13.00 Taxes:1805.60
20141003-0091464

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***488,000.00.

Affiant

Subscribed and sworn to before me this 2nd day of October, 2014.

Notary Public

My Commission Expires:

GEORGE V. CRAWFORD, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires Nov. 3, 2015

ADDRESS OF NEW OWNER

Mary Eleanor Runge
409 Woodmont Hall Place
Nashville, Tennessee 37205

SEND TAX BILLS TO

SAME

MAP & PARCEL NOS.

MAP 116-08-0 O
PARCEL 005.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Four Hundred Eighty Eight Thousand and 00/100 Dollars ($***488,000.00) cash in hand paid, the receipt of which is hereby acknowledged, I, Ruth Randolph, Trustee, with full power to mortgage, sell, encumber, restrict, and/or convey in any manner she deems, without the requirement of the joinder of any trustor or beneficiary of the trust, (hereinafter called the "GRANTOR"), have bargained and sold, and by these presents do transfer and convey unto Mary Eleanor Runge, (hereinafter called the "GRANTEE"), her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Unit No. 409 and the garage attached thereto, in Woodmont Hall, a Horizontal Property Regime, located at the corner of Woodmont Boulevard and Woodmont Hall Place, Nashville, Davidson County, Tennessee, as described in a Master Deed and the plat attached thereto as recorded in Instrument No. 20030530-0072948 in the Register's Office for Davidson County, Tennessee. Conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Woodmont Hall, Condominium Apartments, contained in said Master Deed and By-Laws appended thereto, recorded in Instrument No. 20030530-0072948 in the Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part of here of the same as though copied herein. Said condominium regime also comprises Lots 1, 2, and 3, Woodmont Hall, recorded as Instrument No. 20020425-0051153 in the Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Howard B. Hayes, unmarried, by Warranty Deed dated August 16, 2013, from Robert O. Rolfe and William V. Rolfe, Co-Executors of the Estate of Charles Nelson Rolfe, III, of record as Instrument No. 20130821-0087969 in the Register's Office for Davidson County, Tennessee, and being further conveyed to Ruth Randolph, Trustee, with full power to mortgage, sell, encumber, restrict, and/or convey in any manner she deems, without the requirement of the joinder of any trustor or beneficiary of the trust, for the benefit of the Grantor during his life and at his death for the benefit of Kerrie Jean Kessley (40%), Kevin Paul Millsap (25%), Laura Millsap (1%), Anthony Millsap (1%), and Belmont United Methodist Church in Nashville Tennessee (33%), by Quitclaim Deed dated January 10, 2014, from Howard B.

Hayes, an unmarried person, of record as Instrument No. 20140114-0003619 in the Register's Office for Davidson County, Tennessee; the said Howard B. Hayes having since died on April 26, 2014.

This is improved property known as 409 Woodmont Hall Place, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD the aforesaid real estate, together with any and all appurtenances and improvements thereunto belonging to the said GRANTEE, her heirs and assigns, in fee simple, forever.

GRANTOR COVENANTS with the said GRANTEE that she as Trustee 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 follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by Grantee herein.

2. Matters, if any, shown on the Plan of Woodmont Hall of record as Instrument No. 20020425-0051153 in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds herself, her successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

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

IN WITNESS WHEREOF, the GRANTOR, as Trustee, has executed this instrument on this the 2nd day of October, 2014.

Ruth Randolph Trustee
Ruth Randolph, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ruth Randolph, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she as Trustee executed the within instrument for the purposes therein contained by signing as Trustee.

Witness my hand and official seal this 2nd day of October, 2014.

MITCHELL A. WATTS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Mitchell A Watts
Notary Public

My Commission Expires: 8.21.17