BILL GARRETT, Davidson County
Trans:T20140092382 DEEDWARR
Recvd: 12/10/14 12:37 2 pgs
Fees:13.00 Taxes:522.81
20141210-0113109

Prepared by:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Parkway W Suite 100
Smyrna, TN 37167

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
The actual consideration or value, whichever is greater, for this transfer is $141,300.00

Aisha Hall
Affiant

TONJA COX STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Subscribed and sworn to before me, this 8th day of December, 2014.

Notary Public
My commission expires: 5/23/16

04-1411-55351

Address of New Owner:	Send Tax Bills to:	Tax Information
Patricia Webster P.O. Box 215 Stapleton, AL 36578	Same as new owner	164-14-0-B- 100.00-CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Gayle Felts, Executrix of the Estate of Minnie E. Peek, deceased, and Trustee of the Testamentary Trust established by the Last Will and Testament of Minnie E. Peek, Dorothy Haywood, Barbara Shelton, Scott Reese, Sandra Reese Vance and Gayle Felts, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Patricia Webster, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Unit No. 100, together with the appurtenant interest in the common elements of Highland Villa, a horizontal property regime established by Master Deed and By-Laws, of record in Book 7278, Page 312; as amended in Book 7347, Page 717; Book 7352, Page 630; Book 7467, Page 850; Book 7470, Page 153; Book 7600, Page 361; Book 8090, Page 537; Book 8131, Page 95; Book 8173, Page 84; Book 8199, Page 149; Book 8658, Page 595; Book 8765, Page 610; Book 9730, Pages 265, 268, and 271; and Book 10871, Page 232, Register's Office for Davidson County,Tennesse, said unit being depicted on the Condominium Site Plan attached as Exhibit "B" to the aforementioned Master Deed.

Being the same property conveyed to Minnie E. Peek by deed from Cumberland Development Corporation of Mississippi, a Mississippi corporation, dated June 30, 1988, recorded July 5, 1988, of record in Book 7590, Page 832, Register's Office for Davidson County, Tennessee. The said Minnie Peek having since died testate on September 27, 2012, her estate currently being administered before the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, No. 12P-1766.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 100 Highland Villa Drive, Nashville, TN 37211

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, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 8th day of December, 2014.

Gayle Felts Executrix

Gayle Felts, Executrix of the Estate of Minnie E. Peek, deceased, and Trustee of the Testamentary Trust established by the Last Will and Testament of Minnie E. Peek

Dorothy Haywood

Dorothy Haywood

Barbara Shelton

Barbara Shelton

Scott Reese

Scott Reese

Sandra Reese Vance

Sandra Reese Vance

Gayle Felts

Gayle Felts

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Gayle Felts, Executrix of the Estate of Minnie E. Peek, deceased, and Trustee of the Testamentary Trust established by the Last Will and Testament of Minnie E. Peek, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument in the capacities and for the purposes therein contained.

Witness my hand in Smyrna, Tennessee, this 8th day of December, 2014.

Notary Public at Large

My Commission Expires: 5/23/16

TONJA COX
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Dorothy Haywood, Barbara Shelton, Scott Reese, Sandra Reese Vance and Gayle Felts, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Smyrna, TN, this 8th day of December, 2014.

Notary Public at Large

My Commission expires: 5/23/16

TONJA COX
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY