THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 415,000.00. Affiant
BILL GARRETT, Davidson County Trans:T20140093970 DEEDWARR Recvd: 12/16/14 11:07 2 pgs Fees:13.00 Taxes:1535.50 20141216-0114871	SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF DECEMBER, 2014 Notary Public MY COMMISSION EXPIRES: 1-9-16 (AFFIX SEAL)

JAMES A. WAECHTER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Byrd D. Cain, Jr.	Byrd D. Cain, Jr.	MAP 92-16-E
3930 J G Robinson Road	3930 J G Robinson Road	PARCEL 119.00-CO
Williamsport, TN 38487	Williamsport, TN 38487	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **The Estate of Jewel Hearn**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Byrd D. Cain, Jr.**

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:

A certain condominium located in Davidson County, Tennessee, being Unit No. 1209 of Adelicia, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Adelicia, a Condominium of record in Instrument Number 20060222-0020964, as amended and restated by instrument of record in Instrument No. 20071212-0143307, and further amended in Instrument No. 20090818-0077786 in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all 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 buildings thereof; said Unit being depicted on said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being the same property conveyed to Jewel Hearn, an unmarried woman by deed from Brian K. Armstrong, an unmarried man of record in Instrument No. 20100629-0050497 Register's Office for Davidson County, Tennessee, dated June 28, 2010 and recorded on June 29, 2010. The said Jewel Hearn has since died. Pursuant to her Last Will and Testament [filed under Docket number 14P254 with the Seventh Circuit Court of Davidson County, Tennessee] the decedent directed that the described property is to administered as part of her probate estate subject to the control of her Executor. Andrew Lewis Sher has been appointed as Executor pursuant to Letters Testamentary dated February 20, 2014.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes for the year 2015 and subsequent years, a lien not now due or payable; (2) All matters shown on the Plan of record as Instrument Number 20080529-0054570, Register's Office of Davidson County, Tennessee; (3) 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 the 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 buildings 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 Adelicia, a Condominium of record in Instrument Number 20060222-0020964, as amended and restated in Instrument No. 20071212-0143307, and further amended in Instrument No. 20090818-0077786, Register's Office for Davidson County, Tennessee; (4) Charter of Adelicia Condominium Association, Inc. of record in Instrument Number 20060221-0020199, in the Register's Office for Davidson County, Tennessee; (5) Boundary Line Agreement of record in Book 9412, Page 677, in the Register's Office for Davidson County, Tennessee; (6) Storm Water Maintenance Agreement of record in Instrument Number 20050802-0090098, in the Register's Office for Davidson County, Tennessee; (7) Subject to rights of others in and to the common areas and/or elements; (8) \.All applicable governmental and zoning regulations.

This is IMPROVED property known as **900 20th Avenue South, Unit 1209, Nashville, TN 37212.**

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, his heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, his 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 the 15th day of December, 2014.

The Estate of Jewel Hearn

BY: _____ EXE

Andrew Lewis Sher, Executor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, personally appeared Andrew Lewis Sher, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Executor of the maker, **The Estate of Jewel Hearn**, and is authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand and seal this the 15th day of December, 2014.

My Commission expires 1-9-16

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

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Notary Public