BILL GARRETT, Davidson County
Trans:T20150003692 DEEDWARR
Recvd: 01/15/15 11:54 4 pgs
Fees:23.00 Taxes:240.50
20150115-0004270

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Robert G. & Emma O. Olive 2033 Nashboro Blvd. Nashville, TN 37217	Same as New Owner	Map:135-120-A Parcel:17.00 CO & 62.00 CO

This instrument prepared by: David B. Gray, Tune, Entrekin & White, P.C
1700 UBS Tower 315 Deaderick Street, Nashville, TN 37238

WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, **Debbie Tillery Bush, Shelley Tillery Coleman, Christi Tillery Delius, Taryne Tillery Burke and Shelley Coleman, Executrix for the Estate of Jerry Lynn Tillery** ("Grantor") have bargained and sold, and hereby transfer and convey to **Robert G. Olive and wife, Emma O. Olive** ("Grantee"), their heirs and assigns, certain land in Davidson County, Tennessee, being more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "Property").

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to Grantee, their heirs and assigns, forever.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, existing easements and restrictions, if any, and right-of-way for public utilities, including but not limited to those restrictions of record in the Register's Office for Davidson, Tennessee; Subject to all matters as shown on subdivision plan of record in Book 4675, page 121, Register's Office for Davidson County, Tennessee; The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act", as 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 easements, rights and interests 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 building 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 Nashboro Village Twelve Condominiums of record in Book 4827, page 30, amended in Book 6153, page 252 and Instrument No. 20090603-0051209, Register's Office for Davidson County, Tennessee; Any lien for owners' association dues, transfer fees, working capital, assessment fees and or any other fees, if any; Rights of others in and to any common areas and/or elements; Charter for the Nashboro Village Twelve Condominiums of record in Book 4828, page 829, Register's Office for Davidson County, Tennessee; 2015 County Taxes have been prorated as of the date of this conveyance and are assumed by the Grantee.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property, and that the Property is unencumbered except as set forth herein.

Grantor further covenants to warrant and forever defend the title to the Property to Grantee, their heirs and assigns, against the lawful claims of all persons.

This is improved property, known as 2033 & 2031 G Nashboro Blvd., Nashville, TN 37217.

EXECUTED this 14th day of January, 2015.

Debbie Tillery Bush

Christi Tillery Delius

Taryne Tillery Burke

Shelley Tillery Coleman

Shelley Coleman, Executrix of the Estate of
Jerry Lynn Tillery

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Debbie Tillery Bush, 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 for the purposes therein contained.

WITNESS my hand and seal, this 14th day of January, 2015.

Notary Public
My Commission Expires:

SHARI A THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Commission Expires March 7 2017

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Christi Tillery Delius, 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 for the purposes therein contained.

WITNESS my hand and seal, this 14th day of January, 2015.

Notary Public
My Commission Expires:

SHARI A THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Commission Expires March 7 2017

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Taryne Tillery Burke, 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 for the purposes therein contained.

WITNESS my hand and seal, this 14th day of January, 2015.

Notary Public
My Commission Expires:

SHARI A THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Commission Expires March 7 2017

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of the County and State aforesaid, personally appeared Shelly Tillery Coleman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged herself to be the Executor of Jerry Lynn Tillery, and that she, individually and as Executrix as such, executed the foregoing instrument for the purposes therein contained.

Witness my hand, this the 14th day of January, 2015.

Notary Public
My Commission Expires: _____

SHARI A THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Commission Expires March 7 2017

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $65,000.00.

AFFIANT

Subscribed and sworn to before me this 14th day of January, 2015.

NOTARY PUBLIC

My Commission Expires:
_____

SHARI A THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Commission Expires March 7 2017

EXHIBIT A

Land in Davidson County, Tennessee, being Unit No. 2033 and Garage Unit 2031 G, Nashboro Village Twelve Condominium, a horizontal property regime as shown on the Plat of record in Book 4675, page 121, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description, and being further established by the Master Deed for Nashboro Village Twelve Condominiums, of record in Book 4827, page 30, as amended in Book 6153, page 252 and in Instrument No. 20090603-0051209, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Master Deed, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.

Being the same property conveyed to Jerry L. Tillery by deed dated August 7, 1985 from Charles D. Ringlein, joined by his wife, Marion H. Ringlein, as of record in Book 6625, page 609, Register's Office for Davidson County, Tennessee. Jerry Lynn Tillery died testate, on July 9, 2014 and The Last Will and Testament was entered into Probate at Williamson County, Tennessee, Docket No. 7616 on August 6, 2014. Debbie Tillery Bush, Shelley Tillery Coleman, Christi Tillery Delius and Taryne Tillery Burke are named as the Heirs at Law of Jerry L. Tillery, also known as Jerry Lynn Tillery.