WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00

Rachel Odom
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF MARCH, 2015.

Kathy Snider
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

KATHY SNIDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 8, 2018

RETURN TO: BOX 10-A

Premier Escrow, LLC
4301 Hillsboro Pike, Ste
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20150017386 DEEDWARR
Recvd: 03/10/15 14:38 2 pgs
Fees:13.00 Taxes:666.00
20150310-0020528

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Martha M. Stasaski	Martha M. Stasaski	
(NAME) 423 Siena Drive	(NAME) 423 Siena Drive	129-11-A 423
(ADDRESS) Nashville, TN 37205	(ADDRESS) Nashville, TN 37205	
(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, **GLORIA HODGES AND CHRISTOPHER COTHRON AND GLORIA C. HODGES, EXECUTRIX OF THE ESTATE OF JAMES L. HARRIS, JR.**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MARTHA M. STASASKI, UNMARRIED,** 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:

Land in Davidson County, Tennessee, being Unit No. 423 created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated, on the plan of Condominium Site Plan, Plat for Phase 1B of Lot 2, The Cloister at St. Henry, filed as Exhibit B to and as established by the Master Deed of record in Book 6237, Page 665, as amended in Book 6834, page 449, Register's Office for Davidson County, Tennessee; together with the undivided percentage 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.

Being the same property conveyed to James L. Harris, Jr., a single person, by Sublease and Conveyance of Condominium Apartment from Robert E. Bryan, Sandra B. Dwyer, Sharon Bryan Young, Frederick Cooke Bryan, Jr., Patricia Bryan Wilcox and Susan Bryan Campbell, all the heirs at law of Frederick C. Bryan, deceased, of record in Instrument No.20081014-0103369, Register's Office for Davidson County, Tennessee.

James L. Harris, Jr. died November 29, 2014. Gloria Hodges and Christopher Cothron are the devisees of the will of James L. Harried filed December 11, 2014 under Docket No. 14P2027 in the Seventh Circuit Court for Davidson County, Probate Division, Nashville, Tennessee. Gloria D. Hodges was appointed Executrix in said Will.

The Fee Simple interest was conveyed to Gloria C. Hodges, Executor of the Estate of James L. Harris, Jr. by Warranty Deed from St. Henry's Property Development, Inc. of record in Instrument No. 20150302-0017627, said Register's Office.

This conveyance is subject to (a) 2015 real property taxes; (b) all matters appearing on the Master Deed and Bylaws of record in Book 6237, page 665, Book 6042, page 650, Book 6834, page 449, Book 6519, 187, Book 6675, page 173, Book 7590, page 273, Instrument No. 20020109-0003376, Instrument No. 20080402-0032958, Instrument No. 20101228-0102374 and Instrument No. 20140219-00141899, said Register's Office; and (c) easements of record in Book 4191, page 157, Book 5961, page 657, Book 6203, page 137, Book 6596, page 608, Book 6922, page 282 and Instrument No. 20101228-0102374, said Register's Office.

unimproved
This is improved X property, known as 423 Siena Drive, Nashville, TN 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with the said GRANTEES 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 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 4th day of March, 2015.

GLORIA HODGES

CHRISTOPHER COTHRON by Gloria Hodges

BY GLORIA HODGES, ATTORNEY IN FACT

GLORIA C. HODGES, EXECUTRIX OF THE ESTATE OF JAMES L. HARRIS, JR.

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 Gloria Hodges, individually and as Executrix of the Estate of James L. Harris, Jr., the bargainor, 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 official seal at Nashville, Tennessee this 4th day of March, 2015.

Commission expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 5th day of March, 2015 before me personally appeared Gloria Hodges, to me known to be the person who executed the foregoing instrument on behalf of Christopher Cothron and acknowledged that she executed the same as the free act and deed of Christopher Cothron.

Witness my hand and official seal at Nashville, Tennessee this 5th day of March, 2015.

Commission expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

Notary Public