Davidson County DEEDWARR
Recvd: 04/22/15 16:02 3 pgs
Fees:18.00 Taxes:1221.00
20150422-0036132

THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 330,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF April, 2015. Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203	KELLY E. COX STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Comm. Expires November 6, 2017

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Amy Alderman Poe	New Owner	MAP
4040 Woodlawn Drive # 24		PARCEL 103-16-0H-012.00-CO
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, **Julian C. Nall and Sallie Long-Frazer, Co-Trustees of the Julian C. Nall Living Trust U/A dated September 6, 2007, as amended and restated on October 24, 2013 and July 23, 2014**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Amy Alderman Poe, an unmarried woman**

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 Condominium Apartment in Davidson County, Tennessee, being Unit No. 24 of Stanford Place, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan Exhibit "B" to the Master Deed of record in Book 10018, Page 140, as amended in Book 10058, Page 623, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said apartment's appurtenant undivided interests in the general and limited common elements of the Condominium.

Being a portion of the same property conveyed to Julian C. Nall and Sallie Long-Frazer, Co- Trustees of the Julian C. Nall Living Trust U/A September 6, 2007 by Quitclaim deed from Julian C. Nall of record in Instrument No. 20140115-0004100 Register's Office for Davidson County, Tennessee, dated January 8, 2014 and recorded on January 15, 2014.

Being also known as 4040 Woodlawn Drive # 24 Nashville, TN 37205.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) the Master Deed establishing a Horizontal Property Regime of Stanford Place of record in Book 10018, Page 140, Register's Office for Davidson County, Tennessee. By-Laws of Stanford Place, a Horizontal Property Regime, of record as Exhibit "C" to the Master Deed establishing a Horizontal Property Regime of Stanford Place of record in Book 10018, page 140 with First Amendment of record in Book 10058, page 623 and further Amendment of record as Instrument No. 20111107-0086922, all of record in the Register's Office for Davidson County, Tennessee (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **4040 Woodlawn Drive # 24, Nashville, TN 37205.**

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 our hand(s) this the 22nd day of April, 2015.

Julian C. Nall, Co-Trustee of the Julian C. Nall Living Trust

Sallie Long-Frazer, Co-Trustee of the Julian C. Nall Living Trust

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 **Julian C. Nall, Co-Trustee of the Julian C. Nall Living Trust u/a dated September 6, 2007, as amended and restated on October 24, 2013 and July 23, 2014,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 22nd day of April, 2015.

My Commission expires March 8, 2016

Notary Public

R. L. MOORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

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 **Sallie Long-Frazer Co-Trustee of the Julian C. Nall Living Trust u/a dated September 6, 2007, as amended and restated on October 24, 2013 and July 23, 2014**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 22nd day of April, 2015.

My Commission expires March 8, 2016

Notary Public

R. L. MOORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

True Copy Certification

I, KELLY E. COX, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, GEORGE E. MUDTER, JR., a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires:
Notary Seal:

