File Bk
24B

This Instrument Prepared By:
TITLE ESCROW OF BRENTWOOD, INC.
5111 Maryland Way, Ste. 205
Brentwood, TN 37027
(615)221-0032

BILL GARRETT, Davidson County
Trans:T20150036294 DEEDWARRSP
Recvd: 05/11/15 14:26 3 pgs
Fees:18.00 Taxes:203.50
20150511-0043032

ADDRESS NEW OWNER:
Eldon E. Carter, et ux
202 Donelson Pike
Nashville, TN 37214

SEND TAX BILL:
NEW OWNER

MAP AND PARCEL:
096050A02200CO

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $ 55,000.00.

Eldon E. Carter
AFFIANT

Subscribed and sworn to before me this 7th day of May, 2015.

A B Waddell
NOTARY PUBLIC

A B WADDELL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

My Commission Expires: 10/5/15

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and no/100 ($10.00), cash in hand paid by the Grantees and other good and valuable considerations accepted, the receipt and sufficiency of which is hereby acknowledged, **Peggy D. Mathes, Administrator of the Estate of Rita Jean Fisher, sole owner of Fisher Leasing Corporation, (inactive since 1995)** pursuant to an order of the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 14P-2053, has this day bargained and sold, and do hereby transfer and convey unto **Eldon E. Carter and Treba J. Carter, husband and wife**, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION, INCORPORATED HEREIN
This is improved property known as 211 Donelson Pike, Nashville, TN 37214
Ste. A-102

And now **Peggy D. Mathes, Administrator of the Estate of Rita Jean Fisher, sole owner of Fisher Leasing Corporation,**. for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby convey all of their interest unto the said **Eldon E. Carter and Treba J. Carter, husband and wife**, their heirs and assigns, forever; and Grantor(s) covenant with the said Grantee(s) that the same is conveyed subject to such limitations and restrictions as may affect the premises. Wherever used, the singular 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 7th day of May, 2015.

Estate of Rita Jean Fisher

By: Peggy D Mathes, Adm

Peggy D. Mathes, Administrator

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **Peggy D. Mathes,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she as **Administrator of the Estate of Rita Jean Fisher,** pursuant to an order of the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 14P-2053, the bargainor, and as such Administrator, being so authorized by said court, executed the within Deed for the purposes therein contained.

Witness my hand and official seal this the 7th day of May, 2015.

A B Waddell

NOTARY PUBLIC

ANN B. WADDELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 10/5/15

EXHIBIT "A"
LEGAL DESCRIPTION

File No.: 2015-038

Land in Davidson County, Tennessee, BEING Building A, Unit No.A2M (parcel No. 22), on said Plan of record in Book 6200, page 49, and as shown in and described by the Master Deed establishing a Horizontal Property Regime with respect to Cameron Park Office Center, Master Deed of record in Book 6297, page 851, By-Laws of record in Book 6297, page 864, as amended in Book 11710, page 523, and Instrument No. 20140820-0075956, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Fisher Leasing Corporation by deed from john A. Beam, III, Substitute Trustee, dated 10/7/93, of record in Book 9109, page 205, Register's Office for Davidson County, Tennessee. Rita Jean Fisher being the sold owner of Fisher Leasing Corporation. Rita (Jean) Fisher died December 12, 2014, testate. Pursuant to an Order of the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 14P-2053, declared her Estate insolvent and the property to be brought into the Estate to be sold at Public Auction by Peggy D. Mathes, Administrator to the Estate of Rita Jean Fisher.

This conveyance is subject to 2015 taxes, prorated and assumed b the Grantee.
Subject to all matters as set out on the plan of record in Book 6200, page 49, said Register's Office.
The premises herein conveyed 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 provision 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, cable 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 Cameron Park Office Center, Master Deed of record in Book 6297, page 851, By-Laws of record in Book 6297, page 864, as amended in Book 11710, page 523, and Instrument No. 20140820-0075956,, said Register's Office.
Subject to the assessment of owners association fees, if any.
Subject to Sanitary Sewer and/or Strom Drainage Agreement as set out in Book 6255, page 605, said Register's Office.
Subject to License for Private Utility Occupancy of State Highway Right-of-Way by Individuals or Businesses as set out in Book 6535, page 725, said Register's Office.