BILL GARRETT, Davidson County
Trans:T20150051064 DEEDWARR
Recvd: 06/25/15 12:17 6 pgs
Fees:33.00 Taxes:851.00
20150625-0061218

ADDRESS NEW OWNER:
Sandra Bledsoe

703 General George Patton Drive
Nashville, TN 37221

SEND TAX BILL TO:
New Owner

Return to:
Nations Title
404 BNA Drive
Suite 307
Nashville, Tennessee 37217

MAP & PARCEL NOS.:
142090F70300CO

This instrument prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229

WARRANTY DEED

15NT00257

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Mable G. Roark, Trustee, of The Roark Family Trust, dated November 6, 2002** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Sandra J. Bledsoe** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Being Unit No. 703, together with the Carport designated No. 703-C, in River Plantation, Section VIII, Phase II, a Condominium, a Horizontal Property Regime, located on Sawyer Brown Road, General George Patton Road and Old Harding Pike, Nashville, Davidson County, Tennessee, as shown on the plat of River Plantation, Section VIII, Phase II, Condominium Apartments, recorded in Book 6900, Pages 514, 515, 516, and 517, as amended in Book 6900, Page 654, et seq., Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 7417, Page 396, et seq., Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of River Plantation, Section VIII, Phase II, Condominium Apartments, contained in the Master Deed and By-Laws appended thereto, recorded in Book 7417, pages 396-438, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein This conveyance is also subject to the Covenants, Conditions and Restrictions for the River Plantation Sections 8-11 Umbrella Association, Inc., of record in Book 7389, Page 924, Register's Office for said County.

Being the same property conveyed to The Roark Family Trust, dated November 6, 2002, a Tennessee revocable living trust, Harland A. Roark and Mable G. Roark, Co-Trustees, from Harland A. Roark and wife, Mable G. Roark, by Warranty Deed recorded on November 11, 2002, in Instrument No. 20021111-0139236, Register's Office for Davidson County, Tennessee. The said Harland A. Roark died on November 19, 2014.

This is property with a common address of **703 General George Patton Drive, Nashville, TN 37221**.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year being prorated and payment of same being assumed by the Grantees.(2) All matters appearing on the Plan of record in Plat Book 6900, Pages 514-517; as amended in Plat Book 6900, Page 654-657, Register's Office for Davidson County, Tennessee.(3) Declaration of Covenants, Conditions, and Restrictions and By-Laws for Section 8-11 Umbrella Association in Book 7389, Page 924, said Register's Office.(4) Master Deed and By-Laws in Book 7417, Page 396, said Register's Office.(5) Declaration of taking for electric power transmission lines in Book 2277, Page

396, said Register's Office.(5) Declaration of taking for electric power transmission lines in Book 2277, Page 619, said Register's Office.(6) Final Judgment regarding power lines of record in Book 3028, Page 605, said Register's Office.(7) Storm water detention agreement in Book 7344, Page 438, said Register's Office.(8) Charter for Homeowners Association for Sections 8-11 Umbrella Association of record in Book 7402, Page 591, said Register's Office.(9) TVA and Sewer Easements set out on acreage of record in Book 7074, Page 493, said Register's Office.(10) Quitclaim Deed to Homeowners Association for Open Space of record in Instrument No. 20090825-0079854, said Register's Office.(11) Any and all easements and restrictions of record.

See Certification of Trust attached hereto and made a part hereof.

Mable G. Roark, individually, joins in this Deed to convey any and all interest she may have in the subject Property.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and Interests thereto belonging to the said Grantees, Grantees' successors and assigns, in fee simple forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this the 15th day of June, 2015.

X Mable G. Roark, Trustee

Mable G. Roark, Trustee, of The Roark Family Trust, dated November 6, 2002

X Mable G. Roark

Mable G. Roark, individually

STATE OF TENNESSEE
COUNTY OF Davidson

I HEREBY CERTIFY, that on the 15th day of **June 2015**, before me, the subscriber, a Notary Public in and for the State and County aforesaid, personally appeared **Mable G. Roark, Trustee,** of The Roark Family Trust, dated November 6, 2002, known to me or satisfactorily proven to be the person(s) whose name(s) is/are subscribed to the within document and acknowledge that he/she/they executed the same for the purpose therein contained.

AS WITNESS my hand and seal the day and year first above written.

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
COMMISSION EXPIRATION: _____

My Commission Expires MAR. 7, 2017

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Mable G. Roark, ~~Trustee~~** with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 15th day of **June 2015.**

Notary Public
My Commission Expires:

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 7, 2017

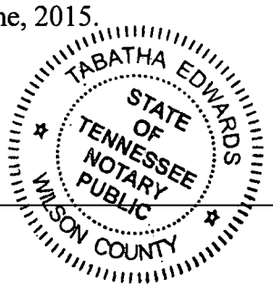
File No. 1506-102

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater for this transfer is $230,000.00.

Affiant

Subscribed and sworn before me this 8th day of June, 2015.

Notary Public
My Commission Expires: 11-3-15



CERTIFICATION OF TRUST and AFFIDAVIT

Trustee:	**Mable G. Roark, Trustee**
Trust:	**The Roark Family Trust, dated November 6, 2002**
	Harland A. Roark and Mable G. Roark, Trustors and/or Trustees
Date of Trust:	**November 6, 2002**
Property:	**703 General George Patton Drive, Nashville, TN 37221**

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, duly commissioned and qualified, the within named Affiant, **Mable G. Roark**, individually and as Trustee for the above Trust, to me personally known or who proved to me on the basis of satisfactory evidence, and who being first duly sworn, did depose and say:

1. That I, **Mable G. Roark**, declare that I am a resident of the County of Davidson, State of Tennessee.
2. That I, **Mable G. Roark**, declare I am the Trustee of the above referenced Trust.
3. That no person, Trustee, Successor Trustee, or beneficiary under said Trust has any right to the above referenced Property and specifically has no desire or right to purchase said Property.
4. That Harland A. Roark, Co-Trustee with Mable G. Roark, has died.
5. That Mable G. Roark is authorized as the surviving Co-Trustee to serve as Trustee.
6. That Mable G. Raork is authorized as Trustee to convey as Trustee any and all property in said Trust.
7. That the terms of said Trust in part state as follows:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

8. That no other terms of said Trust or any amendments thereto would prohibit my ability or authority to convey the hereinabove referenced property as Trustee.
9. That the Trustee, **Mable G. Roark,** is not under any legal disability or other disability which would render her incompetent or otherwise unable to execute binding documents on behalf of the trust property.
10. That I hereby certify that I am empowered as Trustee under the Trust document to exercise powers for the benefit of the Trust and/or its Beneficiary(ies), including the power to purchase, mortgage or convey any assets specifically including real property belonging to the Trust.
11. That my authority as Trustee has not been revoked or terminated.
12. That no changes, modifications, amendments, alterations, mergers or divisions of the Trust or terms therein have occurred which would in any way limit, extinguish, or terminate the authority of either of myself as Trustee to act or perform on behalf of the Trust including but not limited to Trustee's authority to purchase property for the Trust, execute deeds of trust, mortgages, and/or deeds of conveyance.
13. That I have not resigned as Trustee.
14. That the subject Property remains an asset of the Trust.
15. That the Trustor and the Trustee are both Mable G. Roark.
16. That the Trustor has not discharged or replaced the Trustee.
17. That Trustee is the Trustee with full power and authority over the "Survivor's Trust A," and "Decedent's Trust B and Trust C."
18. That the affirmations made in this Affidavit shall be binding on our heirs, beneficiaries, successors and/or assigns and on those of the **Roark Family Trust, dated November 6, 2002,** and/or its Trustees.

MGR

IN TESTIMONY WHEREOF, I hereunto subscribe my signature this 15th day of June 2015.

Mable G. Roark, Trustee

Mable G. Roark, Trustee, of The Roark Family Trust, dated November 6, 2002 Seller

STATE OF TENNESSEE
COUNTY OF Davidson

I HEREBY CERTIFY, that on the 15th day of **June 2015**, before me, the subscriber, a Notary Public in and for the State and County aforesaid, personally appeared **Mable G. Roark, Trustee,** of The Roark Family Trust, dated November 6, 2002, known to me or satisfactorily proven to be the person(s) whose name(s) is/are subscribed to the within document and acknowledge that he/she/they executed the same for the purpose therein contained.

AS WITNESS my hand and seal the day and year first above written.

_____
NOTARY PUBLIC
COMMISSION EXPIRATION: _____

CINDY S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

THIS DOCUMENT WAS PREPARED BY:
CINDY S. SMITH, P.C.
P.O. BOX 292004
NASHVILLE, TN 37229-2004

EXHIBIT A

Trust Name: "The Roark Family Trust, dated November 6, 2002, Harland A. Roark and Mable G. Roark, Trustors and/or Trustee."

Page 2. Trustee Authority to Act Independently

The above named Trustors who are Trustees shall serve jointly and severally and either shall have full authority for the Trust without the consent of the other and to act independently in performing transactions on behalf of the Trust, except as to the transactions involving real property owned by the Trustors which shall require the joint consent and signatures on all sale and transfer documents of both the Trustors while they are both living and competent. ...

Page 7. Successor Trustee

Upon the death, resignation, disappearance or incompetence of a Trustee, the next acting Trustee will immediately assume the duties of Trustee and manage the Trust according to its terms.

Surviving Trustee

In the event of the death, resignation, disappearance, or incompetency of an original Trustee, or if for any reason any ceases, or is unable, to serve as Trustee hereunder, the Trustors nominate and appoint the remaining original Trustee to continue to serve as Trustee hereunder without the approval of any court.

So long as the Surviving Trustor has not ceased to serve as Trustee, the Surviving Trustor shall continue to serve as Trustee over all assets held, managed and distributed according to the terms of this Trust Agreement with respect to Trust A.

Page 12. Trustor Powers

Trustors Retain Absolute Right as Trustee

The Surviving Trustor shall be the Trustee, unless and until, the Trustee resigns in writing, or is determined incompetent as provided in this Trust Agreement. The Surviving Trustor continues to retain all absolute rights to discharge or replace any Successor Trustee of any portion or share of the Trust which is revocable by the Surviving Trustor, as long as the Trustor is competent. ...

Description of Powers ...

Both Trustors are authorized and empowered with respect to any property, real or personal, to: assign, borrower, buy, care for, collect, ... convey ... hypothecate ... sell ... or do any other related acts all for and in behalf of the Trust or the Trustors' own accounts or to secure the Trustors' own debts or obligations.

Page 14: Trustee Powers

The Trustee shall hold, administer and distribute the Trust Estate as follows: ...

Page 16: Specific Trustee Powers

... the Trustee is specifically authorized and empowered with respect to any property, real or personal, at any time held under any provision of this Trust: to allot, allocate between principal and income, assign, borrow, buy, ... sell ... exercise all of the powers in the management of the Trust Estate which any individual could exercise in the management of similar property owned in his/her own right, upon such terms and conditions as to the Trustee may seem best, and execute and delivery any and all instruments and do all acts which the Trustee may deem proper or necessary to carry out the purposes of this Trust, without being limited in any way by the specific grants of power made, and without the necessity of a court order.

MAR