RECORD & RETURN TO: Box 8

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150052047 DEEDWARR
Recvd: 06/29/15 14:31 4 pgs
Fees: 23.00 Taxes: 677.10
20150629-0062451

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $183,000.00.

Deborah H. Relick
Affiant

Subscribed and sworn to me on July 26, 2015

NOTARY PUBLIC

My Commission Expires:

DEBBIE MANN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY MY COMMISSION EXPIRES OCTOBER 19, 2018

THIS INSTRUMENT WAS PREPARED BY:

ORTALE, KELLEY, HERBERT & CRAWFORD
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #28593SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Sarah E. Cole 7252 Highway 70 S., Unit 401 Nashville, TN 37221	Franklin American Mortgage 501 Corporate Centre Drive Suite 400 Franklin, TN 37067	142-7-F-009 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Amarynthia Lynn Carbonara, married, as to a 40% undivided interest, and as Executrix of the Estate of Diane Smith Yager, Elizabeth Smith, widowed, as to a 30% undivided interest, Sarah E. Cole, unmarried, as to a 15% undivided interest, and Audra Dunleavy, married, as to a 15% undivided interest, each as devisees under the Last Will and Testament of Diane Smith Yager, deceased,** hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto **Sarah E. Cole, a single woman**, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot 9, Unit 401, Bellevue Commons Townhomes, as established under Master Deed of record in Instrument No. 20000720-0071772, re-recorded at Instrument No. 20000828-0084760 and amended at Instrument No. 20060824-0104869, Register's Office for Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Diane S. Yager by Warranty Deed from Melinda Marvell Young and David B. Young, wife and husband, dated, April 20, 2007, and recorded on April 23, 2007 in Instrument No. 20070423-0048047, Register's Office for Davidson County, Tennessee. The said Diane S. Yager having since died. The Last Will and Testament of Diane Smith Yager, of record as part of Docket No. 14P-2008 in the Seventh Circuit Court, Probate Division for said county, devised the subject property to Amarynthia Carbonara, Elizabeth Smith, Sarah Cole and Audra Dunleavy. The said Diane S. Yager and Diane Smith Yager being one and the same person.

The subject property is not and has not been the principal residence of **Amarynthia Lynn Carbonara, Elizabeth Smith, Sarah E. Cole, or Audra Dunleavy,** their spouses or children, if applicable.

The conveyance of the above-described parcel of land is subject to the following:

1. 2015Davidson County taxes which have been prorated by the parties and assumed by the Grantee(s).
2. The Plan, with Owner's Certificate, set out in Exhibit "A" of the Master Deed and By-Laws Master Deed of record in Instrument No. 20000720-0071772, re-recorded in Instrument No. 20000828-0084760, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.
3. The provisions of the condominium Master Deed of record in Instrument No. 20000720-0071772, re-recorded in Instrument No. 20000828-0084760, and Instrument No. 20060824-0104869, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens, and other matters, said Register's Office, to which Master Deed reference is hereby made for more particulars.
4. Charter of Bellevue Commons Townhomes Association, Inc. of record in Instrument No. 20000720-0071771, and amended in Instrument No. 20000915-0091868 and Instrument No. 20001009-0100204, Register's Office for Davidson County, Tennessee.
5. Easement for highway purposes of record in Book 5202, page 736, Register's Office for Davidson County, Tennessee.
6. Grant of Easement for ingress and egress of record in Book 7308, page 762, Register's Office for Davidson County, Tennessee.
7. Agreement for Dedication of Public Utilities Easement of record in Book 11426, page 63, Register's Office for Davidson County, Tennessee.
8. Agreement for Dedication of Easement for Storm Drainage of record in Instrument No. 20000310-0025049, Register's Office for Davidson County, Tennessee.
9. Storm Water Detention Agreement of record in Instrument No. 20000616-0060368, Register's Office for Davidson County, Tennessee.

10. Conveyance of Common Area to Bellevue Commons Townhomes Association, Inc., of record in Instrument No. 20080415-0038238, Register's Office for Davidson County, Tennessee.
11. Any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 7252 Highway 70 S., Unit 401, Nashville, TN 37221.

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 GRANTORS does covenant with the said GRANTEES that they 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 GRANTORS does further covenant and bind themselves, their heirs and assigns, 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 25 day of June, 2015.

Amarynthia Lynn Carbonara, individually
And as Executrix of the Estate of Diane
Smith Yager

WITNESS our hands this 26th day of July, 2015.

Elizabeth Smith by Audra Dunleavy as Attorney-In-Fact

Elizabeth Smith by Audra Dunleavy
as Attorney-In-Fact

Sarah E. Cole

Audra Dunleavy

STATE OF GEORGIA, COUNTY OF ~~Fulton~~ DEKALB (JS)

On June 23, 2015, before me personally appeared Amarynthia Lynn Carbonara to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed, ~~both individually and~~ in her capacity as Executrix of the Estate of Diane Smith Yager.

Notary Public

My Commission Expires: 02/06/2019

JAMES STEWART NOTARY PUBLIC DEKALB CO., GEORGIA MY COMMISSION EXPIRES FEB 6 2019

STATE OF TENNESSEE, COUNTY OF Davidson

On July 26, 2015, before me personally appeared ~~Elizabeth Smith~~, Sara E. Cole and ~~Audra Dunleavy~~, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that ~~he~~ she executed the same as ~~his~~ her free act and deed.

Notary Public

My Commission Expires:

DEBBIE MANN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY MY COMMISSION EXPIRES OCTOBER 13, 2018

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned Notary Public in and for said County and State, personally appeared the within named Audra Dunleavy 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 both individually and on behalf of Elizabeth Smith in her capacity as her Attorney-In-Fact, as her own free act and deed and the free act and deed of the within named Elizabeth Smith.

Witness my hand and official seal, this 26 day of June, 2015.

Notary Public

My Commission Expires: 9.12.17

APRIL N. BRADLEY NOTARY PUBLIC STATE OF TENNESSEE SMITH COUNTY