Davidson County DEEDWARRSP
Recvd: 08/17/15 13:43 4 pgs
Fees:22.00 Taxes:0.00
20150817-0082453

PREPARED BY:
Sharpe & Associates, PLLC
4925 Greenville Avenue, Suite 425
Dallas, Texas 75206

SEND SUBSEQUENT TAX STATEMENTS TO:
Molly Van Ort Revocable Trust
c/o Molly Van Ort
5422 W. University Boulevard
Dallas, Texas 75209

Space Above This Line for Recorder's Use Only

Special Warranty Deed

STATE OF TENNESSEE §
§ KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF DAVIDSON §

Grantor: **Molly N. Van Ort**, a widowed woman
5422 W. University Boulevard
Dallas, Texas 75209

Molly N. Van Ort, as Independent Executor of the Estate of Dale Alan Van Ort, Deceased
5422 W. University Boulevard
Dallas, Texas 75209

Grantee: **Molly Nelson Van Ort, as Trustee of the Molly Van Ort Revocable Trust, created by Trust Agreement dated August 13, 2015, and any amendments thereto**
5422 W. University Boulevard
Dallas, Texas 75209

Consideration: None.
Conveyance is exempt from Residential Property Condition Disclosure Form pursuant to §66-5-209(3).
Conveyance is exempt from Real Estate Transfer Tax pursuant to §67-4-409(3)(F).

Property: Being all and the same real property located at 420 Village Hall, Unit 2144, Nashville, Davidson County, Tennessee 37215 conveyed to Dale A. Van Ort and Molly N. Van Ort by *Warranty Deed* from Haury and Smith Contractors, Inc., a Tennessee corporation, duly filed and recorded in the Official Public records of Davidson County, Tennesee on June 13, 2007 as Instrument Number 20071205-0140643 (the "Original Warranty Deed"), and more particularly described as follows:

Unit No. 2144 of Village Hall, (also known as 420 Village Hall Place, Unit 2144), a Horizontal Property Regime, located at corner of Village Hall Place and Hobbs Road, Nashville, Davidson County, Tennessee, as shown on the plat of Village Hall, recorded as Exhibit B of the Master Deed in Instrument No. 20050510-0052650, as amended in Instrument No. 20060601-0064170 Register's Office for Davidson County, Tennessee, and also described in said Master Deed and By-Laws appended thereto, to which document reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Village Hall, Condominium Apartments, contained in said Master Deed and By-Laws appended thereto, recorded in Instrument No. 20050510-0052650, and amended in Instrument No. 20060601-0064170 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.
Map No. 131-02-0M; Parcel No. 011-C0

This conveyance is subject to the following: (1) All instruments of record affecting the Property, other than liens or conveyances of the surface estate; (2) All unrecorded easements and rights-of-way; (3) The rights of any party or parties who are or have been in physical possession of any part of the Property or who claim under any right of prescription; (4) Any vacancies, conflicts in boundaries or discrepancies in area; (5) Any rights of adjacent owners; (6) Any obligations or restrictions imposed on the Property by any governmental authority; (7) Any unpaid taxes and any assessments for the current year or any prior year imposed after the date of this conveyance; and (8) Conditions, restrictions, limitations, reservations and other matters of record, including, but not limited to, the Original Warranty Deed.

WHEREAS, Dale Alan Van Ort ("Decedent") died on June 26, 2013 in Dallas County, Texas and his Last Will and Testament ("Will") was admitted to probate by the Probate Court of Dallas County, Texas in Cause Number PR-13-3840-3 by Order entered December 9, 2013 and said Order remains in full force and effect;

WHEREAS, pursuant to the Will, all of Decedent's interest in the Property passed to his wife, Molly N. Van Ort; and

WHEREAS, Molly N. Van Ort has since qualified as Independent Executor of Decedent's Estate and received Letters Testamentary on December 9, 2013.

THEREFORE, **Molly N. Van Ort, in her individual capacity and as Independent Executor of the Estate of Dale Alan Van Ort ("Grantor")**, does hereby GRANT and CONVEY all of her undivided interest in the Property to Grantee, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whosoever lawfully claiming or to claim the same or any part thereof, when the claim is by, through, or under Grantor, but not otherwise.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 13th day of August, 2015.

Grantor

Molly N. Van Ort

Molly N. Van Ort, as
Independent Executor of the
Estate of Dale Alan Van Ort, Deceased

Grantor

Molly N. Van Ort

Molly N. Van Ort

ACKNOWLEDGMENT

STATE OF TEXAS §
§
COUNTY OF DALLAS §

BEFORE ME, the undersigned Notary Public, personally appeared **Molly N. Van Ort, in her individual capacity and as Independent Executor of the Estate of Dale Alan Van Ort**, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN under my hand and seal of office this 13th day of August, 2015.

LINDSEY LESTER
Notary Public, State of Texas
My Commission Expires
September 19, 2018

Lindsey Lester

Notary Public, in and for the State of Texas

Oath of Consideration

STATE OF TEXAS §
§
COUNTY OF DALLAS §

The actual consideration for this transfer or value of property (whichever is greater) is $441,300.00; Conveyance is exempt from Real Estate Transfer Tax pursuant to §67-4-409(3)(F).

Molly N. Van Ort

Molly N. Van Ort, as
Independent Executor of the
Estate of Dale Alan Van Ort, Deceased

Molly N. Van Ort

Molly N. Van Ort

Sworn to and subscribed before me this 13th day of August, 2015.

LINDSEY LESTER
Notary Public, State of Texas
My Commission Expires
September 19, 2018

Lindsey Lester

Notary Public, in and for the State of Texas

True Copy Certification

I, Lee C. Slack, 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.

Lee C Slack
Signature

STATE OF TEXAS §
§
COUNTY OF DALLAS §

Personally appeared before me, Natalie E. Pearson, a Notary Public for this county and state, Lee C. Slack who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Natalie Pearson
Notary Public, State of Texas

My Commission Expires: June 10, 2016