BILL GARRETT, Davidson County
Trans:T20150076347 DEEDWARR
Recvd: 09/08/15 14:26 5 pgs
Fees:27.00 Taxes:0.00
20150908-0091201

TRUSTEE'S DEED

FROM: Sharon Elizabeth Dockins and Neika Dockins Tillman, Trustees of the Frances Dockins Living Trust,

Grantor

TO: Sharon Elizabeth Dockins and Neika Dockins Tillman,

Grantees

This instrument was prepared by:
John M. McDonald
Evans, Jones &Reynolds, P.C.
710 SunTrust Plaza
Nashville, Tennessee 37219

Address New Owner (s) as follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Property ID Numbers
Sharon Elizabeth Dockins and Neika Dockins Tillman 3415 West End Avenue, #704 Nashville, TN 37203	Same As Owner	104 06 0A 063.00 104 06 0A 065.00 104 06 0A 106.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

This conveyance is exempt from the payment of the privilege tax pursuant to Section 67-4-409(a)(2)(B), Tennessee Code Annotated.

Sharon Dockins
Sharon Elizabeth Dockins, Affiant

Sworn to and subscribed before me, this 4 day of ~~August~~ September, 2015.

Helen Strother Touché
Notary Public

HELEN STROTHER TOUCHÉ NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY
My Commission Expires MAY 3, 2016

My Commission Expires: May 3, 2016

FOR AND IN CONSIDERATION OF the sum of One and 00/100 Dollar ($1.00), the receipt and sufficiency of which are hereby acknowledged, Sharon Elizabeth Dockins and Neika Dockins Tillman, Trustees of the Frances Dockins Living Trust, Grantor (the "Grantor"),

does hereby transfer and convey unto Sharon Elizabeth Dockins and Neika Dockins Tillman (the "Grantees"), and the Grantees' successors and assigns, all of Grantor's right, title and interest in and to certain land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference, together with all improvements thereto (collectively, the "Property"). Sharon Elizabeth Dockins and Neika Dockins Tillman, both in their individual capacities and as the duly appointed Personal Representatives of the Estate of Frances Tignor Dockins, join in executing this Trustee's Deed for the purposes of transferring and conveying to the Grantees any and all right, title and interest in and to the Property that might possibly be vested in the Estate or either of them as individuals.

The Property is conveyed subject to all matters of record in the Register's Office for Davidson County, Tennessee. The Property consists of improved condominium units known as Units D-702, Unit 704, and Unit D-1004, 3415 West End Avenue, Nashville, Nashville, Tennessee 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 Grantee, its successors and assigns, forever.

WITNESS my hand this 4 day of ~~August~~ September, 2015.

HELEN STROTHER FOUCHE NOTARY PUBLIC OF TENNESSEE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 3, 2016

Sharon Elizabeth Dockins, Trustee of the Frances Dockins Living Trust, Personal Representative of the Estate of Frances Tignor Dockins, and individually

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Helen Strother Fouche
expiration May 3, 2016

Personally appeared before me, Helen Strother Fouche, a Notary Public of said County and State, the within named bargainor, Sharon Elizabeth Dockins, Trustee of the Frances Dockins Living Trust, Personal Representative of the Estate of Frances Tignor Dockins, and an individual, 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 as

Trustee, Personal Representative, and an individual, for the purposes therein contained.

Witness my hand and seal, at Office in Tennessee, Davidson County, this 4 day of August, 2015.

Helen Strother Fouché
Notary Public

My Commission Expires:

May 3, 2016

HELEN STROTHER FOUCHE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 3, 2016

Neika Dockins Tillman
Neika Dockins Tillman, Trustee of the Frances Dockins Living Trust, Personal Representative of the Estate of Frances Tignor Dockins, and individually

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, Helen Strother Fouché, a Notary Public of said County and State, the within named bargainor, Neika Dockins Tillman, Trustee of the Frances Dockins Living Trust, Personal Representative of the Estate of Frances Tignor Dockins, and an individual, 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 as Trustee, Personal Representative, and an individual, for the purposes therein contained.

Witness my hand and seal, at Office in Tennessee, this 4 day of August, 2015.

Helen Strother Fouché
Notary Public
Helen Strother Fouché

My Commission Expires:

May 3, 2016

HELEN STROTHER FOUCHE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 3, 2016

EXHIBIT A

Property Description

PARCEL ONE: LAND in Davidson County, Tennessee, being Unit No. 704, on the Plan of Continental Condominiums of record in Plat Book 5200, page 399, said Register's Office, as amended in Book 6135, page 7888, and Book 6435, page 549, said Register's Office, to which plan reference is hereby made for a more complete legal description.

This conveyance is made subject to a permanent overhang easement for the construction and maintenance of an electrical power transmission line, said right conveyed in Book 4825, page 592, said Register's Office, to all easements and setback lines as shown on Plat of record in Book 5200, page 399, as amended in Book 6135, page 788, and Book 6435, page 549 said Register's Office, and all provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 64-2701 et seq. of and is subject to the By-Laws for the Administration thereof; also subject to easements and to 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 Continental Condominiums of record in Book 5862, page 589, as amended in Book 6135, page 788, and Book 6435, page 549, said Register's Office, and By-Laws of record in Book 5862, page 626, said Register's Office.

PARCEL TWO: LAND in Davidson County, Tennessee, being Unit No. 702D on the Plan of Continental Condominiums, of record in Plat Book 5200, page 399, Register's Office of the Davidson County, Tennessee, as amended in Book 6135, page 788, said Register's Office, to which plan reference is hereby made for a more complete legal description.

PARCEL THREE: LAND in Davidson County, Tennessee, being Unit No. 1004-D on the plan of Continental Condominium of record in Book 6435, page 549, all in the Register's Office for said County, which plan and record thereof are incorporated herein and made a part hereof by reference.

This conveyance is made subject to a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set forth in Section 64-2701 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereof; 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 Continental Condominiums of record in Deed Book 5862, page 589, said Register's Office, and By-Laws of record in Book 5862, page 626, as amended in Book 6135, page 788, said Register's Office.

BEING the same property conveyed to the Trustees of the Frances Dockins Living Trust by Quitclaim Deed from Frances Dockins, of record in Instrument No. 20101123-0093857, in the Register's Office for Davidson County, Tennessee, during her life, and the said Frances Tignor Dockins having since died, her "pourover" Will of record in Docket No. 14P1735, in the Office of the Clerk & Master for Davidson County, Tennessee, demises the entire residue of her estate to the Frances Dockins Living Trust.