BOX #14

G#27887-2

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150108898 DEEDWARR
Recvd: 12/28/15 10:47 3 pgs
Fees:18.00 Taxes:980.50
20151228-0129758

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$265,000.00.**

Kathy Goodson
Affiant

Subscribed and sworn to before me, this the 23rd day of December, 2015.

Notary Public

My commission expires: _____
(AFFIX SEAL)

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
William C. Yancey, Jr. and Constance L. Yancey	**"New Owners"**	**103140A05100CO**
4500 Post Road, Unit E-51		
Nashville, TN 37205		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

James E. Poole, Jr., unmarried, and Carol Christine Angelo, married, Devisees under the Last Will and Testament of Carol Hyers Poole (A/K/A Carol H. Poole) and James E. Poole, Jr., as Executor of the Last Will and Testament of Carol Hyers Poole

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

William C. Yancey, Jr. and Constance L. Yancey, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. E-51, on the Revised Plan of The Hillwood, a Condominium, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for The Hillwood Condominiums, of record in Book 5280, Page 464, and amended in Book 5281, Page 357, and amendment to Master Deed and By-Laws of record in Book 6553, Page 108, and further amended in Instrument No. 20130326-0029697, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto and amended in Book 7702, Page 606, in Book 7822, Page 263, and in Instrument No. 20081125-0115372, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the Revised Plan of The Hillwood, a Condominium, for placement of Units, of record in Book 5200, Page 43, revised in Book 6250, Page 503, said Register's Office, for a more complete identification and description of such Unit.

BEING the same property conveyed to Carol H. Poole, unmarried, by Warranty Deed dated March 20, 1987, from James David Schulman (also known as Shulman) and wife, Lori Schulman, of record in Book 7176, Page 775, Register's Office for Davidson County, Tennessee. The said Carol H. Poole died September 19, 2015, leaving a Last Will and Testament dated September 6, 1991, which was admitted to Probate Court of Davidson County, Tennessee, under Case No. 15P-1652 (the "Will"). Pursuant to the provisions of the said Will, the property is vested to James E. Poole, Jr., and Carol Christine Angelo, with James E. Poole, Jr., being nominated as Executor of the Estate.

This instrument is being executed on behalf of Carol Christine Angelo, pursuant to a Limited Power of Attorney executed by her on the 4th day of December, 2015, of record in Instrument No. 20151228-0129757, Register's Office for Davidson County, Tennessee.

THE HEREIN DESCRIBED PROPERTY IS NOT NOW NOR EVER HAS BEEN THE PRINCIPAL PLACE OF RESIDENCE OF THE GRANTOR HEREIN.

THE conveyance of the above described parcel of land is subject to the following:
1) All matters shown on the Plan of record in Book 5200, Page 43, revised in Book 6250, Page 503, Register's Office for Davidson County, Tennessee;
2) The Premises herein conveyed is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 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 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 The Hillwood Condominiums, of record in Book 5280, Page 464, and Bylaws appended thereto, and amended in Book 5281, Page 357, and Amendment to Master Deed and By-Laws of record in Book 6553, Page 108, and further amended in Instrument No. 20130326-0029697, Register's Office for Davidson County, Tennessee;
3) By-Laws of The Hillwood Homeowners Association, Inc., amended in Book 7702, Page 606, in Book 7822, Page 263, and in Instrument No. 20081125-0115372, Register's Office for Davidson County, Tennessee;
4) Charter of The Hillwood Homeowners Association, Inc., of record in Book 5286, Page 122, Register's Office for Davidson County, Tennessee;
5) Easement recorded in Book 4835, Page 976, and in Book 4846, Page 424, said Register's Office;
6) Assignment of a Lease Agreement between The Hillwood and Mr. & Mrs. Robert Priestmeyer, dated October 1, 1977, of record in Book 5316, Page 398, said Register's Office; and,
7) Taxes for the current year which have been prorated and were paid by the Grantors herein and subsequent years, not yet due and payable.

This is improved property, known as: **4500 Post Road, Unit E-51, Nashville, TN 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 GRANTEES that we 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 we do further covenant and bind ourselves, our heirs and representatives, 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.

Notwithstanding the above, James E. Poole, Jr., in his capacity as Executor under the Last Will & Testament of Carol Hyers Poole, shall have no liability or responsibility for the above recited warranty of title, the said James E. Poole, Jr., in his capacity as Executor under the Last Will & Testament of Carol Hyers Poole, has joined in the execution of this Deed to express his consent to the sale of the above described property and to convey any interest in the property which might be vested in him as Executor or otherwise held by the Estate of Carol Hyers Poole.

Witness my/our hand(s) this **23rd** day of **December, 2015.**

James E. Poole

James E. Poole, Jr., Devisee under the Last Will & Testament of Carol Hyers Poole

James E. Poole, Jr., Executor

James E. Poole, Jr., Executor under the Last Will & Testament of Carol Hyers Poole

Carol Christine Angelo by James E. Poole, Attorney in Fact

Carol Christine Angelo, Devisee under the Last Will & Testament of Carol Hyers Poole
By: James E. Poole, Jr., Attorney-In-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **James E. Poole, Jr., Devisee under the Last Will & Testament of Carol Hyers Poole (A/K/A Carol H. Poole) and as Executor under the Last Will & Testament of Carol Hyers Poole,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **23rd** day of **December, 2015.**

Notary Public

My Commission Expires: 2/13/17

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, the within named **James E. Poole, Jr.,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-In-Fact for **Carol Christine Angelo, Devisee under the Last Will & Testament of Carol Hyers Poole (A/K/A Carol H. Poole),** and that he as such Attorney-In-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Carol Christine Angelo, Devisee under the Last Will & Testament of Carol Hyers Poole (A/K/A Carol H. Poole),** for the purpose therein contained, by signing the name of **Carol Christine Angelo, Devisee under the Last Will & Testament of Carol Hyers Poole (A/K/A Carol H. Poole),** by himself as Attorney-In-Fact.

Witness my hand and official seal at Nashville, Tennessee, this **23rd** day of **December, 2015.**

Notary Public

My Commission Expires: 2/13/17

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY