BILL GARRETT, Davidson County
Trans:T20160027531 DEEDWARR
Recvd: 04/05/16 11:44 2 pgs
Fees:13.00 Taxes:166.50
20160405-0032499

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M16-1293

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Allen & Company Property Management, LLC 635 Sneed Road Franklin, TN 37064	New Owner	147-3-B-57.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $45,000.00

Affiant

Subscribed and sworn to before me, this the 4 day of April, 2016.

Notary Public

My Commission Expires: 5/27/2019
(Affix Seal)

Amelia Swanson
State of Tennessee Notary Public
Williamson County

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged. I, **Rita Sue Pollock aka Rita Taylor Pollock, as the sole heir at law for Pauline E. Tyalor, deceased,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Allen & Company Property Management, LLC, a Tennessee Limited Liability Company,** 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 situated in Davidson County, Tennessee, and being known as **Unit No. E-11,** Southern Hills Condominium, a horizontal property regime created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated, and as established by Master Deed of record in Book 6594, page 502; as amended in Book 7044, page 209, Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all 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 buildings thereof; said Unit being depicted on Exhibit to said Master Deed; together with a percentage interest in the common elements and voting percentage as forth in Exhibit to said Master Deed.

Being the same property conveyed to Pauline E. Taylor by Warranty Deed from Shannon M. Stamper, unmarried, dated February 15, 2002, recorded February 25, 2002, of record in Instrument No. 20020225-0023552, Register's Office for Davidson County, Tennessee. The said Pauline E. Taylor having died intestate on October 12, 2005 leaving a Will dated February 4, 2004. The Will which names Rita Taylor Pollock aka Rita Sue Pollock as Executor and the sole heir at law for Pauline E. Taylor, was admitted to probate on September 1,2015 and the recorded on September 18, 2015 in the Circuit Court for Miami-Dade County, Florida, Case No. 2015-2648-CP-02 (SEC. 03) and further being recorded in Instrument No. 20160405-0032498, Register's Office for Davidson County, Tennessee.

This is Improved property located at: **370 Wallace Road E11, Nashville, TN 37211**

This property is not a marital residence of the Grantors and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statue.

This conveyance is made subject to (1) Property taxes for the year 2016, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to Grantee who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

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 we do covenant with 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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 31 day of March, 2016.

GRANTOR(S)

Rita Sue Pollock

Rita Sue Pollock aka Rita Taylor Pollock

STATE OF Florida)

COUNTY OF Orange)

Personally appeared before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Rita Sue Pollock aka Rita Taylor Pollock**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS WHEREOF, this the 31st day of March, **2016.**

JACQUELYN S. DENTON
Notary Public, State of Florida
My comm. expires Apr. 01, 2017
No. FF 1869
Bonded thru Ashton Agency, Inc. (800)451-4854

Jacquelyn S. Denton
Notary Public
My Commission Expires: 4/1/17