Box 14

28308-8 Box 14 return to: Attorneys Title Company, Inc.

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Percy Wilkins, Jr. (retired)*

BILL GARRETT, Davidson County
Trans:T20160037756 DEEDWARR
Recvd: 05/06/16 09:49 2 pgs
Fees:13.00 Taxes:906.50
20160506-0044941

W & I Ref: (DM) Title No.: 58260
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Susan Lee Robinson 4500 Post Road, #6 Nashville, TN 37205	Farmington Mortgage, a Division of CapStar Bank 2002 Richard Jones Road, Suite 300A Nashville, TN 37215

TAX MAP PARCEL NUMBERS: 103140A00600CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$245,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Margaret L. Kressenberg, unmarried,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Susan Lee Robinson, a single woman,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. A-6, 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 under Book 5280, Page 464, and amended in Book 5281, Page 357, in Book 6553, Page 108, in Book 6612, Page 155, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, of record in Book 5280, Page 509, and amended in Book 6553, Page 129, in Book 7702, Page 606, and in Book 7822, Page 263, and 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 6250, Page 503, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Kenneth M. Kressenberg and Margaret L. Kressenberg, husband and wife, by Warranty Deed from Trust Under the Will of Jane F. Morgan, dated November 29, 2005, recorded December 1, 2005, of record in Doc. No. 20051201-0144227, said Register's Office. By Quitclaim Deed dated January 23, 2006, recorded on January 27, 2006, subject property was conveyed to Kressenberg 2004 Trust, of record in Doc. No. 20060127-0010841, said Register's Office. Subject property was conveyed to Kenneth M. Kressenberg and wife, Margaret L. Kressenberg, by Quitclaim Deed dated March 16, 2009, recorded on March 24, 2009, of record in Doc. No. 20090324-0026551, said Register's Office. By Quitclaim Deed dated May 8, 2009, recorded May 12, 2009, of record in Doc. No. 20090512-0043528, subject proeprty was conveyed to The Kressenberg 2004 Trust, Margaret L. Kressenberg, Trustee and Kenneth M. Kressenberg, Trustee. Subject property was conveyed to Kenneth M. Kressenberg and wife, Margaret L. Kressenberg, by Quitclaim Deed dated June 25, 2010, recorded on June 29, 2010, of record in Doc. No. 20100629-0050462, said Register's Office. The said Kenneth M. Kressenberg has since died, leaving Margaret L. Kressenberg as surviving tenant by the entireties.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2016, and subsequent years; All matters shown on the Plan, with Owner's Certificate, of record in Book 6250, page 503, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description. The provisions of the condominium Master Deed of record in Book 5280, page 464, amended in Book 5281, page 357, Book 6553, page 108, Book 6612, page 155, Book 7822, page 263, Book 7702, page 606, Inst. No. 20081125-0115372, and Inst. No. 20130326-0029697, 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, assessment, liens and other matters.

This is improved property, known as 4500 Post Road, # 6, 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 Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 5th day of May, 2016.

Margaret L. Kressenberg

State of Tennessee

County of Davidson

On this 5th day of May, 2016, before me the undersigned authority, personally appeared Margaret L. Kressenberg, 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 the execution as a free act and deed.

My Commission Expires:

CHRISTY W. IVEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $245,000.00.

Affiant

Sworn and subscribed before me this 5th day of May, 2016.

Notary

My Commission Expires: 5-8-18

ANNA AGEE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY