This instrument prepared by:
Claiborne K. McLemore III
1211 Sixteenth Avenue, S.
Nashville, Tennessee 37212

BILL GARRETT, Davidson County
Trans:T20160053158 DEEDWARR
Recvd: 06/22/16 12:24 4 pgs
Fees:23.00 Taxes:740.00
20160622-0063596

Name and Address of New Owner:	Send Tax Bills to:	Property Identification:
Appleby Arrows Trust Partnership c/o Elizabeth S. McLemore 5722 Knob Road Nashville, TN 37209	-same-	117-3A-119.00 CO

W A R R A N T Y D E E D

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, CLAIBORNE K. McLEMORE III, EXECUTOR of the Estate of RICH B. MARTIN, deceased (the "Grantor") has this day bargained and sold, and does hereby convey and transfer to APPLEBY ARROWS TRUST PARTNERSHIP, a Tennessee general partnership composed of Claiborne K. McLemore IV and Elizabeth S. McLemore (the "Grantee"), its heirs, successors and assigns forever, certain real estate situated in Davidson County, Tennessee, described more fully as follows:

Land in Davidson County, Tennessee, being a certain condominium apartment described as follows:

Unit No. 119 in a horizontal property regime which is located on the plan of Versailles Condominiums, of record in Book 5050, page 80, said Register's Office.

BEING the same property conveyed to Rich B. Martin, an unmarried man, by Warranty Deed of record as Instrument No. 020060223-0021361, in the Register's Office for Davidson County, Tennessee, the said Rich B. Martin having since died on January 8, 2015, his estate being administered before the Seventh Circuit Court for Davidson County, Tennessee (Probate Division) under Docket No. 15P88, wherein Claiborne K. McLemore III was appointed, and did qualify, to serve as Executor of the

appointed, and did qualify, to serve as Executor of the Estate. A certified copy of the Last Will and Testament of Rich B. Martin (the "Will") is of record as Instrument No. 20150304-0018959, said Register's Office. A certified copy of the Order to Probate Will and Issue Letters Testamentary is of record as Instrument No. 20150304-0018958, said Register's Office. Under the terms of the Will (which incorporates the terms, powers and privileges of T. C. A. §31-2-103), the real property of Rich B. Martin is administered as a part of his estate.

This subject property is subject to:

1. the terms and conditions of the Master Deed for Versailles Condominiums of record at Book 5168, page 944, said Register's Office, as amended; and
2. the terms and conditions of the Charter of the Versailles Townhouses Homeowner's Association, as of record at Book 5179, page 858, said Register's Office; and
3. the terms and conditions of the By-Laws of the Versailles Townhouses Homeowner's Association, as of record at Book 5168, page 961, said Register's Office, as amended; and
4. any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to it, and
5. property taxes for the current year which have been pro-rated and assumed by the Grantee.

THIS IS improved property known generally as 3000 Hillsboro Pike, Unit #119, Nashville, Tennessee 37215.

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; and the Grantor does covenant with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and same is unencumbered, except as set out above, and the Grantor does further covenant and bind himself, his successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

WHEREVER USED, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the undersigned Grantor has made this instrument, as of the 22nd day of June, 2016.

CLAIBORNE K. McLEMORE III
Executor of the Estate of
Rich B. Martin, deceased

STATE OF TENNESSEE)
)
)
COUNTY OF DAVIDSON)

PERSONALLY appeared before me, Nancy Bowen Notary Public of this county, Claiborne K. McLemore III, Executor of the Estate of Rich B. Martin, deceased, the within named bargainor, 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, at office, this 22nd day of June, 2016.

Nancy Bowen
Notary Public

NANCY BOWEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

My commission expires: October 18, 2016

STATE OF TENNESSEE)
)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is 200,000.00.

Affiant

Sworn to and subscribed before me, this the 22nd day of June, 2016.

NOTARY PUBLIC

NANCY BOWEN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

My commission expires:

October 18, 2016