File Box 8

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 16099257** BILL GARRETT, Davidson County Trans:T20160095564 DEEDWARR Recvd: 10/28/16 14:26 2 pgs Fees:13.00 Taxes:1387.50 20161028-0114242	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $375,000.00. Affiant Subscribed and sworn to before me, this 21st day of October, 2016. Notary Public My Commission Expires:

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

EXECUTOR'S DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Anne B. Stevenson 4215 HARDING PIKE #406 Nashville, TN 37205-2027	New Owner	Tax Parcel ID No. 103160B04100CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **SunTrust Bank, Executor of the Estate of Peter M. Fyfe** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Anne B. Stevenson**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Unit No. 406 as shown on the Plat of Windsor Tower, a Condominium, of record in Book 5200, Page 71, Register's Office for Davidson County, Tennessee, together with an undivided .925% inerest in common elements of 4215 Harding Road Homeowners Assocation, as described in Book 5313, Page 338 et seq., said Register's Office.

Being the same property conveyed to Peter M. Fyfe and wife, Lois Fyfe by Warranty Deed from James Oscar Adkins and Eunice P. Adkins, Trustees of the Adkins Family Loving Trust a/k/a Living Trust, recorded on the 20th day of December, 2006 in Instrument No. 20061220-0156677, in the Register's Office of Davidson County, Tennessee.

Lois Fyfe having died June 18th, 2014. Her interest in subject property having passed to Peter M. Fyfe as the surviving tenant by the entirety. Peter M. Fyfe having died May 7th, 2016 in Davidson County, Tennessee. Last Will and Testament of record in Probate Docket No. 16P873 in the Seventh Circuit for Davidson County, Tennessee. Letters of Testamentary signed on June 9th, 2016 by Richard R. Rooker, Clerk, appointing SunTrust Bank the Executor of the estate of Peter M. Fyfe and therefore empowering it to convey said property above.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2016 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PLAN OF WINDSOR TOWER CONDOMINIUM APARTMENTS, as recorded in Plat Book 5200, Page(s) 71.

Terms and provisions of by-Laws recorded in Book 5313, Page 358.

Charter of Homeowners Association recorded in Book 5256, Page 683.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing PLAN OF WINDSOR TOWER CONDOMINIUM APARTMENTS of record in Book 5313, Page 338 and Book 8666, Page 789.

Easement recorded in Book 3956, Page 943.

This is improved property located at 4215 HARDING PIKE #406 Nashville, TN 37205-2027.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

Grantor covenants that it has authority to convey the same, but makes no other warranties of title herein.

Whenever 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, Grantor has executed this instrument on this 19th day of October, 2016.

Estate of Peter M. Fyfe

BY: Dennis Nicolet, Vice President
SunTrust Bank, Executor

Name: Dennis Nicolet, VICE PRESIDENT
Its: Authorized Signatory

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared Dennis Nicolet, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Vice President of SunTrust Bank, the Executor of the Estate of Peter M. Fyfe, and that he as such Vice President executed the foregoing instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of October, 2016.

Marcia P. Bouchillon
Notary Public

My Commission Expires: 08/10/2018

