BILL GARRETT, Davidson County
Trans:T20170026380 DEEDWARR
Recvd: 03/29/17 11:20 5 pgs
Fees:28.00 Taxes:1058.20
20170329-0030511

ADDRESS NEW OWNER: Mary Lee Proctor O'Neil, Trustee
1246 General George Patton Rd.
Nashville, TN 37221

SEND TAX BILL TO: New Owner

MAP-PARCEL NOS. 142-9-E-46.00

Prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229-2004

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Linda Dreaden Morris, Executrix of the Estate of Frances H. Dreaden** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Mary Lee Proctor O'Neil, Trustee of The Mary Lee Proctor O'Neil Living Trust dated June 23, 2004** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Unit No, 1246, together with the Carport designated No. 1246-C, in River Plantation, Section Seven, a Condominium, a Horizontal Property Regime, located on Sawyer Brown Road and General George Patton Road, Nashville, Davidson County, Tennessee, as shown on the plat of River Plantation, Section Seven, Condominium Apartments, recorded in Book 5200, Pages 705 and 706, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 6226, Page 9, Register's Office for Davidson County, Tennessee, to which reference is hereby made. See also plat amendment in Book 6392, Page 321, said Register's Office.

Being the same property conveyed to James L. Dreaden and wife, Frances H. Dreaden, from Emogene Knowles, now known as Emogene Knowles Hardy and husband, Ervin G. Hardy, Jr., by Warranty Deed recorded on August 3, 1993, in Book 9034, Page 567, Register's Office for Davidson County, Tennessee. The said James L. Dreaden died on December 23, 2016, leaving Frances H. Dreaden as the sole surviving tenant by the entirety. James L. Dreaden is one and the same person as James Leonard Dreaden. The said Frances H. Dreaden died on June 6, 2016. Frances H. Dreaden is one and the same person as Frances Hardin Dreaden. Pursuant to the Last Will and Testament of Frances H. Dreaden, the Executrix was directed to sell the subject property. See Order attached hereto and made a part hereof issued in the Estate of Frances H. Dreaden. See Docket No. 16P1103, in the Seventh Circuit Court for Davidson County, Tennessee.

This is property with a common address of 1246 General George Patton Rd., Nashville, TN 37221.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year having been prorated and payment of same being assumed by the Grantee.(2) All matters appearing on the Plan of record in Plat Book 5200, Pages 705 and 706, as amended in Book 6392, Page 321, Register's Office for Davidson County, Tennessee.(3) Master Deed in Book 6226, Page 9, as amended in Book 6392, Page 32, said Register's Office.(4) Amended and Restated Bylaws in Instrument No. 20141014-0095009, said Register's Office.(5) Charter for Homeowners Association in Instrument No. 20070405-0041036 and Articles of Amendment in Instrument No. 20141014-0095008, said Register's Office.(6) TVA Easements in Book 2274, Page 547, said Register's Office.(7) Conveyance of land and easements to Harpeth Valley Utilities District in Book 3770, Page 6, said Register's Office.(8) Boundary Plat of Section 7, River Plantation in Plat Book 5200, Page 562, said Register's Office.(9) The easements, restrictive covenants, conditions and regulations imposed upon and relating to the property, apartments, co-owners, and tenants of River Plantation, Section VII, a Horizontal Property Regime, contained in the Master Deed and the By-Laws appended thereto(10) Subject to the Tennessee Horizontal Property Act as same is set forth in Tennessee Code Annotated, Section 66-27-101, et seq., as same is amended.

See copy of Order attached hereto and made a part hereof.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever. And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 28th day of March 2017.

Linda Dreaden Morris, Executrix

Linda Dreaden Morris, Executrix of the Estate of Frances H. Dreaden

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Linda Dreaden Morris, Executrix of the Estate of Frances H. Dreaden,** with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 28th day of March 2017.

CINDY S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 3, 2020

Notary Public
My Commission Expires:

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $286,000.00.

Mary Lee Proctor O'Neil trustee

Affiant

Subscribed and sworn before me this 28th day of March 2017.

CINDY S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 3, 2020

Notary Public
My Commission Expires: _____

File No. 1703K077

IN THE SEVENTH CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE
(PROBATE DIVISION)

FILED
JUL 21 2016
RICHARD ROOKER, Clerk
By _____ Deputy

In re:	}	
	}	
ESTATE OF FRANCES H. DREADEN,	}	**No. 16P1103**
	}	
DECEASED	}	

ORDER ADMITTING WILL TO PROBATE
AND GRANTING LETTERS TESTAMENTARY

This cause came before this Court on July 21, 2016, upon the verified Petition to Probate Will. Based on examination of the Petition, the decedent's Will and the subscribing witnesses, the Court finds that:

A. Decedent, Frances H. Dreaden, was a resident of Nashville, Davidson County, Tennessee.

B. Decedent died on June 5, 2016, at the age of Ninety One (91) years.

C. Decedent left a Last Will and Testament dated February 28, 2016, which was properly signed and witnessed.

D. Decedent nominated her daughter, Linda Dreaden Morris, to serve without bond as Executrix and that the Will waived inventory and accountings (including any final inventory and final accounting).

E. Decedent directed Executrix to sell Decedent's real property located at 1246 General George Patton Road, Nashville, TN 37221.

F. The beneficiaries of this estate are as follows:

Linda Dreaden Morris, daughter, Petitioner
7947 Hooten Hows Road
Nashville, TN 37221

Jim Dreaden, son
930 Thompson Road
Pegram, TN 37143

Kathy D. Gilliam
1002 Bells Cove Road
Pelham, TN 37366

Based upon these findings, it is therefore

ORDERED that Decedent's Will dated June 5, 2016, be admitted to probate and recorded as the Last Will and Testament of Frances H. Dreaden. It is further

ORDERED that Linda Dreaden Morris is appointed Executrix of the Estate of Frances H. Dreaden. It is further

ORDERED that the Clerk is directed to file and record the Decedent's Will and to qualify Linda Dreaden Morris as Executrix and to issue letters testamentary. It is further

ORDERED that no bond shall be required of the Executrix. It is further

ORDERED that no inventory (including final inventory) shall be required of the Executrix. It is further

ORDERED that no accountings (including final accounting) shall be required of the Executrix. It is further

ORDERED that the Executrix sell the real property located at 1246 General George Patton Road, Nashville, TN 37221, as directed in said Will. It is further

ORDERED that the Clerk shall give notice of the Executrix's qualification to creditors of the estate. It is further

ORDERED that the Executrix shall file an annual status report each year until the estate is closed. It is further

ORDERED that the Executrix shall file with the Bureau of TennCare for a Release from Tenncare.

ENTERED this 21 day of July 2016.

JUDGE

APPROVED FOR ENTRY:

Cindy S. Smith - #012800
Cindy S. Smith, P.C.
Attorney for Petitioner
P.O. Box 292004
Nashville, TN 37229
(615) 871-4141

CERTIFICATE OF SERVICE

I hereby certify that a true and correct copy of the foregoing Petition was mailed first-class, U.S. mail, postage prepared on the 21st day of July 2016, to the following interested parties:

1) Linda Dreaden Morris; 7947 Hooten Hows Road, Nashville, TN 37221;
2) Jim Dreaden; 930 Thompson Road; Pegram, TN 37143; and
3) Kathy D. Gilliam; 1002 Bells Cove Road; Pelham, TN 37366

Cindy S. Smith