THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 170411505**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $281,000.00. Affiant Subscribed and sworn to before me, this 26th day of April, 2017. Notary Public My Commission Expires: _____

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

BILL GARRETT, Davidson County
Trans: T20170037196 DEEDWARR
Recvd: 05/03/17 09:27 2 pgs
Fees: 13.00 Taxes: 1039.70
20170503-0043368

WARRANTY DEED

Address New Owner: Gregory Callahan and Susanne A. Callahan 3000 Hillsboro Pike #70 Nashville TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 117-03-0A-070.00 CO

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, **Patrick David Riddle, Executor of the Estate of William R. Riddle** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Gregory Callahan and Susanne A. Callahan, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 70, on the Horizontal Property Regime for Versaille Apartments, as recorded in the Master Deed of record in Book 5168, page 944, amended in Book 5589, page 367, Book 5659, page 641, re - recorded in Book 5667, page 375, Book 7770, page 955 and Book 8434, page 719 and as shown on plat of record in Plat Book 5050, page 80, corrected in Book 5171, page 153, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to WILLIAM R. RIDDLE, by deed from JAMES E. SMITH, JR. and CARL E. SMITH, individually and as Co-Executors of the Estate of Dorothy W. Smith, deceased, of record in Instrument No. 20030422-0053209, dated April 17, 2003, and by deed from CARL E. SMITH, Co-Executor of the Estate of Dorothy W. Smith, of record in Instrument No. 20030508-0061671, dated April 17, 2003, said Register's Office.

WILLIAM R. RIDDLE died on or about June 8, 2016. His Last Will and Testament, being filed in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division No.16P-1024, directed the subject property be administered as part of his estate, under the control of the Executor, PATRICK D. RIDDLE.

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.

General or special taxes and assessments required to be paid in the year 2017 and subsequent years for Map-Par. 117-03-0A-070.00 CO.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Matters shown on the Plan of record in Plat Book 5050, page 80 and corrected in Book 5171, page 153, said Register's Office.

Master Deed of record in Book 5168, page 944, amended in Book 5589, page 367, Book 5659, page 641, Book 5667, page 375, Book 7770, page 955 and Book 8434, page 719, said Register's Office.

This is improved property located at 3000 Hillsboro Pike #70 Nashville TN 37215

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.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 26th day of April, 2017.

Patrick David Riddle Executor

Patrick David Riddle, Executor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Patrick David Riddle with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Executor of the Estate of William R. Riddle, the maker or the constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 26th day of April, 2017.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018