THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 170411477** J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 10, 2018	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $320,000.00. Affiant Subscribed and sworn to before me, this 5th day of May, 2017. Notary Public My Commission Expires: _____

BILL GARRETT, Davidson County
Trans:T20170039973 DEEDWARR
Recvd: 05/10/17 13:29 2 pgs
Fees:13.00 Taxes:1184.00
20170510-0046532

WARRANTY DEED

Address New Owner: Carey Patimeteeporn 5701 Green Apple Lane Brentwood, TN 37027	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 131-02-0H-005.00 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, **Kristin Stegall Locke, Executrix of the Estate of Franklin Graham Locke** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Carey Patimeteeporn and Aileen Patimeteeporn, as joint tenants with right of survivorship**, ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 4240, together with Parking Space(s) as specified on the Plat shown in the Master Deed, on the Plan of Hillsboro Quarters Condominiums, Phase I, 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 Hillsboro Quarters Condominiums, of record under Instrument No. 20040421-0045569, Register' s Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, 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 plan of Hillsboro Quarters Condominiums, Phase 1, for placement of Units and Parking Spaces, as shown on Exhibit B to the Master Deed of record under Instrument No. 20040421-0045569, said Register' s Office, for a-more complete identification and description of such Unit.

Being the same property conveyed to FRANKLIN GRAHAM LOCKE, by deed from KATHLEEN MANION-RYLANCE and husband, ROSS RYLANCE, of record in Instrument No. 20100817-0065045, dated August 13, 2010, said Register's Office.

Being further conveyed to APEX INVESTMENTS, LLC by deed from FRANKLIN GRAHAM LOCKE, of record in Instrument No. 20110104-0001090, dated December 30, 2010, said Register's Office.

APEX INVESTMENTS, LLC, conveyed its interest to FRANKLIN G. LOCKE, by quitclaim deed of record in Instrument No. 20121121-0107597, dated November 19, 2012, said Register's Office.

FRANKLIN GRAHAM LOCKE died on or about November 5, 2016. His Estate being filed in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, under Docket No. 16P1912, directs the subject property to be administered as part of the estate under the control of the Executrix, KRISTIN STEGALL LOCKE.

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. 131-02-0H-005.00 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 547, pages 85 and 86, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements , ByLaws and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20040421-0045569, Instrument No. 20040511-0054050, Instrument No. 20050110-0003192 and Instrument No. 20070905-0106403, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4041, page 9, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances, of record in Instrument No. 20040526-0061600 and Instrument No. 20040526-0061601, said Register's Office.

Storm Water Detention Agreement of record in Instrument No. 20030530-0073121, said Register's Office.

This is improved property located at 4240 Hillsboro Pike 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 5th day of May, 2017.

The Estate of Franklin Graham Locke

By: Kristin Stegall Locke, Executrix

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kristin Stegall Locke, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the Executrix of the Estate of Franklin Graham Locke, 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 5th day of May, 2017.

Notary Public

My Commission Expires: _____

JAMES T. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 3, 2017