ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS
Allison Leigh Stansberry 6666 Brookmont #407 Nashville, TN 37205	New Owner	129140a03600co

This instrument prepared by: Robert J. Notestine III, Attorney at Law,
109 Kenner Avenue, Suite 201, Nashville, TN 37205.

Bill Garrett Davidson County
Batch# 88983 DEEDWARR
05/07/2018 08:15:59 AM 5 pgs
Fees: $28.00 Taxes: $777.00

20180507-0043108

WARRANTY DEED

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 all of which are hereby acknowledged, Arnetta Hamilton, Co-Executrix and Janean Overton, Co-Executrix, for the Estate of Ruth Elizabeth Parker Martin, Arnetta Hamilton, Janean Overton, Myles Hamilton and Lancaster Hamilton, as heirs of the Estate of Ruth Elizabeth Parker Martin (The "Grantors") have bargained and sold, and by these presents do transfer and convey unto Allison Leigh Stansberry, a single person (The "Grantees"), Grantees' heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Apartment Unit No. 407, of Wessex Towers Condominiums created under Title 64, Sections 2701 et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed, from Central Tennessee Investment Company, Inc., of record in Book 5414, page 634, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed, reference is hereby made to the plat of Wessex Towers Condominium Apartments, of record in Book 5200, page 142, said Register's Office for a more complete identification and description of such Unit.

Being the same property conveyed to Arnetta Hamilton, Janean Overton, Myles Hamilton and Lancaster Hamilton by Last Will and Testament of Ruth P. Martin filed in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division in Docket No. 18P-499; previously conveyed to Edward A. Martin, Sr. (who died on February 2, 2002) and spouse Ruth P. Martin who died on (December 19, 2017) from Balie C. Gross, III, Diane Carlton, Byron Roberts and Joe Roberts and Balie C. Gross, III, as Executor of the Estate of Balie C. Gross, Jr., by Warranty deed of record in Instrument No. 200004180038736, of record in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO:
1. 2017 Davidson County taxes are not yet due and payable.
2. All matters as shown on plat of record in Book 5200, page 142 and 143, said Register's Office for Davidson County, Tennessee.

3. Master Deed of record as shown in Book 5414, page 634, amended in Book 5594, page 39, Book 5792, page 982, Book 6478, page 742, Book 7473, page 977, Book 9935, page 486, Book 10705, page 777, Instrument Number 20011127-0129399, Instrument Number 20080624-0065008, and in Instrument Number 20120516-0042527, said Register's Office for Davidson County, Tennessee.
4. Charter of Wessex Towers Condominium HOA of record in Book 5412, page 451, said Register's Office for Davidson County, Tennessee.
5. Lease executed by Wessex Towers Condominium HOA in Instrument Number 20000525-0052237, said Register's Office for Davidson County, Tennessee.
6. Restrictive Agreement of record in Instrument Number 20081112-0111867, said Register's Office for Davidson County, Tennessee.
7. Easement by HOA to Comcast of record in Instrument Number 20171127-0120861, said Register's Office for Davidson County, Tennessee.

This is improved real property located on 6666 Brookmont Terrace #407, Nashville, TN 37205.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $210,000.00.

Affiant

Subscribed and sworn to before me this 24th day of April, 2017.

Notary Public

Commission Expires: 1-6-19

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever.

And Grantors do covenant with the said Grantee that the Grantor is 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 hereinabove.

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

Witness my hand this 24th day of April, 2018.

The Estate of Ruth Elizabeth Park Martin

By: Arnetta Hamilton, Co-Executrix Arnetta Hamilton

Arnetta Hamilton, Co-Executrix Arnetta Hamilton, Individual

By: Janean Overton, Co-Executrix Janean Overton

Janean Overton, Co-Executrix Janean Overton, Individual

Myles Hamilton

Lancaster Hamilton

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally Arnetta Hamilton with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Co-Executrix of The Estate of Ruth Elizabeth Parker Martin and that she as such Co-Executrix execute the foregoing instrument for the purposes therein contained, by signing the name of the Estate as the Co-Executrix.

WITNESS my hand and official seal at Nashville, Tennessee this 23rd day of April, 2018.

Notary Public

VICKY W. MCMILLEN
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY

My Commission Expires: 1-6-19

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally Janean Overton with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Co-Executrix of The Estate of Ruth Elizabeth Parker Martin and that she as such Co-Executrix execute the foregoing instrument for the purposes therein contained, by signing the name of the Estate as the Co-Executrix.

WITNESS my hand and official seal at Nashville, Tennessee this 23rd day of April, 2018.

Notary Public

My Commission Expires: 1-6-19

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally Arnetta Hamilton with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee this 23rd day of April, 2018.

Notary Public

My Commission Expires: 1-6-19

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally Janean Overton with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee this 23rd day of April, 2018.

Notary Public

My Commission Expires: 1-6-19

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally Myles Hamilton with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee this 23rd day of April, 2018.

Notary Public

My Commission Expires: 1-6-19

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally Lancaster Hamilton with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee this 23rd day of April, 2018.

Notary Public

My Commission Expires: 1-6-19

