THIS INSTRUMENT PREPARED BY:
JAMES W. PRICE, JR.
SUITE 1800, 201 4TH AVENUE NORTH
NASHVILLE, TN 37219
(615) 244-5772
FROM INFORMATION SUPPLIED BY THE PARTIES

NO TITLE SEARCH PERFORMED

BILL GARRETT, Davidson County
Trans: T20170072052 DEEDWARRSP
Recvd: 08/18/17 14:51 2 pgs
Fees: 13.00 Taxes: 166.50
20170818-0085279

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL #:
Randall Wayne Garner 1212 Jo Johnston Avenue Nashville, TN 37203	SAME	MAP: 131-11A PARCEL: 28

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer, is $45,000.00

Notary Public

Alla Deane Downa
Affiant

My Commission Expires: 3-6-2018

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of Forty-Five Thousand and No/100 Dollars ($45,000.00), cash in hand paid by the Grantees and other good and valuable consideration, receipt of which is hereby acknowledged, ALLA DEANE DOWNA, referred in this deed as Grantor, has bargained and sold by these presents do hereby transfer and convey unto RANDALL WAYNE GARNER, referred to in this deed as Grantee, his successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, and more particularly described as follows:

Unit No. E-2, of CANTERBURY HALL CONDOMINIUM, a condominium or horizontal property regime established by Master Deed of record in book 4550, Page 255, Register's Office for Davidson County, Tennessee, as amended by Amendment to Master Deed of record in Book 5441, Page 819, Register's Office for said County, and shown on a Plan of record in Book 5200, Page 159, Register's Office.

Together with each and all of the rights, privileges and appurtenances thereunto belonging, as set forth in said Master Deed (and By-Laws which are an exhibit thereto), including without limitation such Unit's undivided percentage interest in the land and common elements reflected in said Master Deed and Plan.

Subject, however, to all of the provisions, conditions, restrictions, burdens and undertakings contained in the said Plan, Master Deed and By-Laws, all of which the Grantee does assume and agree to observe and perform, including, but not limited to, the payment of assessments.

Being the same property conveyed to William Steven Downa, unmarried, by Warranty Deed dated September 2, 1980, and appearing of record in Book 5645, Page 607, Register's Office for Davidson County, Tennessee.

This is improved property known as #E-2, Canterbury Hall Condominiums, 500 Paragon Mills Road, Nashville, TN 37211.

William Steven Downa died testate on the 21st day of November, 2014, and his Will was probated in the Seventh Circuit Court for Davidson County, Tennessee, Docket #14P-2043. Alla Deane Downa is the sole heir at law and sole beneficiary of the Will of William Steven Downa. The Estate being solvent, the property passes by operation of law. Ellis Galyon, Executor of the Estate of William Steven Downa, executes this Deed solely as Executor of the Estate and for purposes of creating a Muniment of Title.

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, his heirs and assigns, forever.

Grantor does hereby covenant with Grantee that Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, his heirs and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

IN WITNESS WHEREOF, we have hereunto set our hands at Nashville, Tennessee, this 14 day of December, 2015.

Alla Deane Downa
ALLA DEANE DOWNA

Ellis C. Galyon
ELLIS GALYON
Executor of the Estate of William Steven Downa

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named bargainor, ALLA DEANE DOWNA, with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 14th day of December, 2015.

Earlene Young
Notary Public
My Commission Expires:
3-6-2018

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named bargainor, ELLIS GALYON, with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 14th day of December, 2015.

Earlene Young
Notary Public
My Commission Expires:
3-6-2018