WARRANTY DEED

Karen Johnson Davidson County
Batch# 194223 DEEDWARR
02/12/2019 08:47:09 AM 2 pgs
Fees: $13.00 Taxes: $1,923.63

20190212-0012894

KATE ROSENTHAL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 09, 2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $519,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 1 DAY OF [illegible], 2019.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher J. Champion and Mary Clare Champion	NEW OWNER	
(NAME)	(NAME)	
4103 Legend Hall Dr.		131 01 0A 143.00 CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **BOB C. SIRCY, JR., EXECUTOR OF THE ESTATE OF MARY ANNA WEST**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHRISTOPHER J. CHAMPION AND MARY CLARE CHAMPION, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 4103 in Legend Hall, on the Horizontal Property Regime for Legend Hall, as recorded on the Master Deed of record in Book 4934, Page 15, as amended in Book 7117, Page 22 and Book 8155, Page 382, and in Instrument No. 20030612-0081622 and as shown as shown on the plat of Legend Hall, recorded in Book 5200, Page 275, in said Register's Office for Davidson County, Tennessee,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 by Warranty Deed from Sylvia Poteat Cannon, unmarried to Mary Anna West, married, as recorded on the 18th day of August, 1994 in Deed Book 9440, Page 154, in the Register's Office of Davidson County, Tennessee. The said Mary Anna West died on June 20, 2018 leaving a Last Will and Testament that was probated under Docket No. 18P1317 in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division. Under the aforesaid Will, Bob C. Sircy, Jr. was appointed to serve as Executor of the Estate under Article IV, and the real property, which includes the subject property, was to be administered as part of the Probate Estate subject to the control of the Executor, with power to sell the same pursuant to Article V of said Will.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 4103 Legend Hall Dr., Nashville, TN 37215

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 4 day of February, 2019

THE ESTATE OF MARY ANNA WEST

BY: Bob C. Sircy, Jr. Executor

BOB C. SIRCY, JR., EXECUTOR

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, Bob C. Sircy, Jr. 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 Mary Anna West, and who further acknowledged that he is authorized to execute the within instrument as Executor of said Estate.

Witness my hand and official seal this 4 day of February, 2019.

Commission expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Commission Expires MAR 8, 2021

Notary Public