Karen Johnson Davidson County
Batch# 210590 DEEDWARRSP
03/28/2019 08:24:39 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20190328-0027820

Prepared by:
J. David Dillon, Esq.
DILLON ESTATE COUNSEL, PLC
P.O. Box 158129
Nashville, Tennessee 37215
(615) 970-7068

PERSONAL REPRESENTATIVE'S SPECIAL WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL
William H. Huggins jr 4105 Legend Hall Dr. Nashville TN 37215	SAME	MAP 116.13-0C Parcel 026.00-CO

FOR AND IN CONSIDERATION of One Dollar ($1.00), the receipt of which is hereby acknowledged, TRUXTON TRUST, Personal Representative of the Estate of FRANCES CAMPBELL HUGGINS (hereinafter referred to as "Grantor"), by these presents and for the purpose of administering the Estate of FRANCES CAMPBELL HUGGINS pursuant to her Last Will and Testament which was probated in the Seventh Circuit Court for Davison County, Tennessee, Probate Division, Number 18-P-1030, does hereby transfer and convey unto the beneficiaries of the Estate, WILLIAM HOOPER HUGGINS, JR., FRANCES HUGGINS ALLEN, and MARGUERITE HUGGINS CLAYTON, as tenants in common (hereinafter referred to as "Grantees"), their successors and assigns, any and all right, title and interest in and to the following described property located in Davidson County, Tennessee, to-wit:

SEE ATTACHED EXHIBIT A

The legal description and state of the title have been furnished to the draftsperson from the record. The draftsperson assumes no liability as to the accuracy thereof. The legal description stated above has been taken from the prior Deed conveying the interest in said property to Grantor.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, hereditaments, estate, title and interest thereto belonging to Grantees, their heirs, successors, and assigns, forever. Grantor warrants title to the above-described real property only in its capacity as Personal Representative against all persons claiming under Grantor, but not any further or otherwise. Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS MY HAND this 14th day of March, 2019.

Brad Dunlavy S.V.P., Truxton Trust

TRUXTON TRUST, Personal Representative of the Estate of FRANCES CAMPBELL HUGGINS, GRANTOR

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On March 14, 2019, personally appeared before me, the undersigned, a Notary Public, Brad Dunlavy (Name of Signing Officer), a Sr. Vice President (Title) of TRUXTON TRUST, Petitioner who, being duly sworn by me, deposes and says that (s)he is authorized to execute the foregoing instrument on behalf of TRUXTON TRUST, Personal Representative of the Estate of FRANCES CAMPBELL HUGGINS, and that the statements in the foregoing Petition are true to the best of his or her knowledge except as to matters therein stated to be on information and belief, and these matters (s)he believes to be true.

WITNESS MY HAND, at office, this 14th day of March, 2019.

SUSAN R NEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 7-9-2022

Notary Public
My Commission Expires: 7/9/2022

This conveyance is exempt from Tennessee recordation tax pursuant to Tennessee Code Annotated, Section 67-4-409(a)(3)(D).

EXHIBIT A

Land in Davidson County, Tennessee, being Unit No. 26 on the Plan of Revised Belle Meade Tower Condominium Apartments, of record in Instrument No. 2000102-00104050, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Belle Meade Tower, a horizontal property regime established by Master Deed of recordin Book 4469, page 530, corrected in Book 4494, page 489, amended in Book 4631, pages 407 and 410, Book 4851, page 950, Book 5046, page 828, Instrument No. 20000803-0076841, Instrument No. 20000614-0059221, Instrument No. 20030725-0 104241, and in Instrument No. 200309020 126376, said Register's Office.

Being the same property conveyed to Donna W. McCullough by deed dated September 10, 1999 from John E. Cain, III Trustee with full power of record in Book 1 1683, page 638, Register's Office for Davidson County, Tennessee. Donna W. McCullough has since died leaving C. Royal McCullough, III and Donna M. Prakas as her heirs at law. Affidavit of heirship of record in Instrument No. 20040812-0097303, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Frances Campbell Huggins by deed dated February 1st, 2005 from C. Royal McCullough, III. and Donna M. Prakas, as surviving heirs-at-law of Donna W. McCullough ("Grantor") of record as Instrument No. 20050204-0013588, Register of Deeds Office for Davidson County, TN.

Being further the same property conveyed to Frances Campbell Huggins and William Hooper Huggins as tenants by the entireties by deed dated December 28, 2016 from Frances Campbell Huggins ("Grantor") of record as Instrument No. 20170103-00002222, Register of Deeds Office for Davidson County, TN.

William Hooper Huggins predeceased Frances Campbell Huggins on March 3, 2018.

This is improved property located at 105 Leake Avenue, Unit #26, Nashville, TN 37205.