Prepared by
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #19-1084

Karen Johnson Davidson County
Batch# 211488 DEEDWARR
03/29/2019 10:04:23 AM 3 pgs
Fees: $18.00 Taxes: $2,146.00
20190329-0028467

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Susan R. Solberg and Brooke Robinson, Co-Executrices of the Estate of Ann Allen Robinson, deceased, pursuant to the Last Will and Testament of Ann Allen Robinson filed in Docket Number 18-P-2034 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Frances K. Hardcastle, unmarried,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A certain Condominium Apartment in Davidson County, Tennessee, described as follows to-wit: Unit No. 50 in the Revised Plan of Belle Meade Tower, a horizontal property regime located at 105 Leake Avenue in Nashville, Tennessee, as shown on the Plat of Belle Meade Tower, recorded in Book 4175, Page 159, said Register's Office, and described in a Master Deed, recorded in Book 4469, Page 530, and as amended and revised in Book 4494, Page 489; Book 4631, Page 407 and 410; Book 4851, Page 950; Book 5046, Page 828; Instrument No. 20000614-0059221; Instrument No. 20000803-0076841; Instrument No. 20030725-0104241; Instrument No. 20030902-0126376; Instrument No. 20120405-0029426 and Instrument No. 20120402-0029434, said Register's Office for Davidson County, Tennessee. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the property apartments, co-owners and tenants of Belle Meade Tower contained in the Master Deed and By-Laws as amended and revised and are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Ann A. Robinson, AKA Ann Allen Robinson, by Warranty Deed from Freeda K. Hill, unmarried, dated September 9, 2004 and recorded in Instrument No. 20040921-0113309, Register's Office for Davidson County, Tennessee. Said Ann A. Robinson, AKA Ann Allen Robinson, died on November 23, 2018, and her Last Will and Testament is filed in Docket Number 18-P-20134, in the Seventh Circuit Court, Probate Division, for Davidson County, Tennessee.

Said Last Will and Testament of Ann Allen Robinson vests title to all real property of the Testator in the Co-Executrices and directs that the Co-Executrices may hold, administer and distribute said real estate as a part of the Testator's probate estate, and provides that the Co-Executrices have the power to sell and convey said real property without the joinder of any beneficiary of the Estate or the approval of any court.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 105 Leake Avenue #50, Nashville, TN, 37205.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 25th day of March 2019.

Estate of Ann Allen Robinson, deceased

Susan R. Solberg, Co-executrix

BY: Susan R. Solberg, Co-Executrix

State of Maryland)
County of Baltimore)

On this 25 day of March, 2019, before me the undersigned, a Notary Public in and for the State and County aforesaid, Susan R. Solberg, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and that executed the within instrument for the purpose therein contained, and who further acknowledged that she is the Co-Executrix and is authorized to execute this instrument, and that she has executed this instrument on behalf of Estate of Ann Allen Robinson as Co-Executrix.

Joseph W. Mankam

Notary Public

My Commission Expires: 4/12/20

JOSEPH W. MANKAM NOTARY PUBLIC BALTIMORE COUNTY, MD

Additional execution on following page

Estate of Ann Allen Robinson

Brooke Robinson, co-executrix

BY: Brooke Robinson, Co-Executrix

State of Tennessee)
County of Davidson)

On this 28th day of March, 2019, before me the undersigned, a Notary Public in and for the State and County aforesaid, Brooke Robinson, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and that executed the within instrument for the purpose therein contained, and who further acknowledged that she is the Co-Executrix and is authorized to execute this instrument, and that she has executed this instrument on behalf of Estate of Ann Allen Robinson as Co-Executrix.

Notary Public

My Commission Expires: 3/8/22

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 8, 2022

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 580,000.00.**

Frances K Hardcastle

Affiant

Sworn and subscribed before me on this the 28th day of March 2019.

Notary Public

My Commission Expires: 3/8/22

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 8, 2022

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Frances K. Hardcastle 105 Leake Avenue #50 Nashville, TN 37205	New Owner	116-13-0C-050.00