File Box 8

WARRANTY DEED

Karen Johnson Davidson County
Batch# 222082 DEEDWARR
04/25/2019 02:15:43 PM 2 pgs
Fees: $13.00 Taxes: $1,202.50

20190425-0038269

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$325,000.00**.

Affiant

Subscribed and sworn to before me, this the 24th day of April, 2019.

Notary Public

My commission expires:
(AFFIX SEAL)

DEBBIE MANN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 09-23-2022

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Lynne Todd Edgerton	new owner	**Map 116-13-0-C Parcel 026.00co**
105 Leake Ave Apt 26		
Nashville, TN 37205		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

William Hooper Huggins, Jr., married, and Frances Huggins Allen, unmarried, and Marguerite Huggins Clayton, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Lynne Todd Edgerton

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:

BEING a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 26 of Revised Belle Meade Tower a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Instrument No. 20001020-0104050, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

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 No. 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 date February 1, 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, Tennessee, and further 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. 20170103-0000222, Register of Deeds Office for Davidson County, Tennessee. William Hooper Huggins predeceased Frances Campbell Huggins on March 3, 2018. The said Frances Campbell Huggins died on June 10, 2018.

BEING the same property conveyed to William Hooper Huggins, Jr., Frances Huggins Allen, and Marguerite Huggins Clayton, as tenants in common, by Personal Representative's Special Warranty Deed dated March 14, 2019 from Truxton Trust, Personal Representative of the Estate of Frances Campbell Huggins of record in Instrument No. 20190328-0027820, Register's Office for Davidson County, Tennessee, for the purpose of administering the Estate of Frances Campbell Huggins pursuant to her Last Will and Testament of Frances Campbell Huggins which was probated in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Number 18P1030.

The property conveyed herein is not the place of residence of the Grantors or their spouses.

The conveyance of the above described parcel of land is subject to the following: Taxes for 2019, and subsequent years; The Plan, with Owner's Certificate, of record in Instrument No. 20001020-0104050, said Register's Office, to which plan reference is hereby made for a more complete description. Subject to the provisions of the condominium Master Deed of record in Instrument No. 201302140015134, Instrument No. 20170808-0081199, and Instrument No. 20181029-0106810, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters, to which Master Deed reference is hereby made for more particulars; but deleting any covenant, condition, conditions or restrictions would violate 42 USC 3604c. Easement to Comcast of Nashville of record in

Instrument No. 20140314-0021538 and Instrument No. 20180611-0055678, said Register's Office. Right of Way and Easement to Bell South Telecommunications of record in Book 9351, page 933, said Registers Office.

This is improved (__x__) Unimproved (____) property, known as **105 Leake Ave Apt 26, 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 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/our hand(s) this **24th** day of **April, 2019.**

William Hooper Huggins, Jr.

Marguerite Huggins Clayton

Frances Huggins Allen

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **William Hooper Huggins, Jr., Frances Huggins Allen, and Marguerite Huggins Clayton,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 24th day of **April, 2019.**

JOHN COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

Notary Public

My Commission Expires: 1/17/21