WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $222,500.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 28th day of May, 2019

(Affix Seal) Notary Public

My Commission Expires: 11/10/2019

AMY T. NELSON NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

Karen Johnson Davidson County
Batch# 236968 DEEDWARR
05/31/2019 10:29:15 AM 2 pgs
Fees: $13.00 Taxes: $823.25

20190531-0051823

E RETURN TO:
KATHLEEN HALE MCCLELLAN, ESQ.
HALE AND HALE, PLC
198 EAST MAIN STREET, STE 200
FRANKLIN, TN 37064

Address of New Owners:	Send Tax Bills To:	Tax ID#:
James Frederick Pilkerton, Jr. and Mary Knox B. Pilkerton 111 Harpeth Trace Drive Nashville, TN 37221	222 Kensington Pk Nashville, TN 37215	Map/Parcel 143 03 0D 111.00 CO

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, **Randall L. Kinnard and wife, Peggy S. Kinnard,** hereinafter called the GRANTORS, have bargained and sold, and by these presents does hereby transfer and convey unto **James Frederick Pilkerton, Jr. and Mary Knox B. Pilkerton, husband and wife,** hereinafter called the GRANTEES, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE described as follows, to wit:

A certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 111 in an Horizontal Property Regime located on the Revised Plan of Harpeth Trace Highrise Condominium Apartments of record in Plat Book 5050, page 47, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Harpeth Trace Condominiums, a horizontal property regime established by Master Deed of record in Book 5116, page 751, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Randall L. Kinnard and wife, Peggy S. Kinnard, by Warranty Deed from Swan Burrus III and wife, Jane M. Burrus, dated June 20, 2000, of record in Instrument No. 20000703-0065988, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: 2019 Davidson County Taxes which have been prorated between the parties as of the date of closing and assumed by Grantees herein, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record.

This is improved property known as 111 Harpeth Trace Drive, Nashville, TN 37221 .

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 the GRANTORS, do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and they do further covenant and binds themselves, their heirs

and assigns, 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 our hands this 28th day of May, 2019.

Randall L. Kinnard

Peggy S. Kinnard

STATE OF TENNESSEE
COUNTY OF Davidson

On this 28th day of May, 2019, before me personally appeared Randall L. Kinnard and Peggy S. Kinnard, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 28th day of May, 2019.

Notary Signature
My commission expires:

BRENDA FRANKS HALE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires April 18, 2021