Karen Johnson Davidson County
Batch# 258329 DEEDWARRSP
07/17/2019 03:07:54 PM 4 pgs
Fees: $23.00 Taxes: $1,443.00
20190717-0070081

THIS INSTRUMENT PREPARED BY:
JOHN A. BEAM, III
Attorney at Law
709 Taylor Street
P.O. Box 280240
Nashville, Tennessee 37228

FROM: The Westminister Presbyterian Church ("GRANTOR")
of Nashville, Tennessee

TO: Shelby M. Smith, trustee of the W. Madison Smith 2019 Trust
dated June 21, 2019 ("GRANTEE")

PROPERTY ADDRESS:	SEND TAX BILLS TO:	MAP/PARCEL:
4215 Harding Pike #1001 Nashville, TN 37205	Shelby M. Smith, trustee P.O. Box 22298 Nashville, TN 37202	MAP 103-16-OB-108 7DA-79310

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Three Hundred Ninety Thousand and No/100s Dollars ($390,000.00), the receipt and sufficiency of all of which is hereby acknowledged The Westminister Presbyterian Church of Nashville, Tennessee has bargained and sold, and by these presents does transfer and convey unto Shelby M. Smith, trustee, of the W. Madison Smith 2019 Trust dated June 21, 2019, his successors and assigns, a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

A certain condominium located in Davidson County, Tennessee, being Unit No. 1001, of Windsor Tower Condominium Apartments, of record in Book 5200, Page 71, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, under the Master Deed establishing 4215 Harding Road Association of record in Book, 5313, page 338 and amended in Book 8666, page 789 and Instrument No. 20131217-0127081, in the Register's Office for Davidson County, Tennessee, together with a percentage interest in the common elements and voting percentage as set forth in Exhibit "B" to said Master Deed.

Being the same property conveyed to The Westminister Presbyterian Church of Nashville, Tennessee, by deed from Management and Leasing, Inc., a Tennessee corporation, of record in Book 8716, page 916, dated June 18, 1992, said Register's Office.

This is improved property known as 4215 Harding Pike, Unit 1001, 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, his successors and assigns, forever.

And the undersigned covenants with the said Grantee, that it is lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except for the

following:

1. Taxes for the year 2019, which have been prorated and assumed by Grantee;

2. Subject to all matters shown on the Plan of record in Plat Book 5200, Page 71;

3. all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Windsor Tower Condominium Apartments of record in Book 5313, Page 338 as amended in Book 8666, Page 789, and Instrument No. 20131217-0127081;

4. Easement(s) of record in Book 3956, Page 943;

5. Easement(s) of record in Book 9486, Page 948;

6. Easement(s) for Comcast of Nashville, I, LLC, of record as Instrument No. 20110301-0016521;

7. Easement of record in Instrument No. 20161212-0130101;

7. Rights and easements of adjoining landowners in and to any party wall(s) located on the parcel;

8. Subject to rights of others in and to the common areas and/or elements;

9. All applicable governmental and zoning regulations.

And it does further covenant and bind itself, its successors, assigns, and representatives, to warrant and forever defend the title to the said land to the said Grantee, his successors and assigns, against the lawful claims of all persons claiming by, through, or under Grantor.

WITNESS our hands, this 16th day of July, 2019.

THE WESTMINISTER PRESBYTERIAN CHURCH
OF NASHVILLE, TENNESSEE

By: _____

Its: President/Pastor

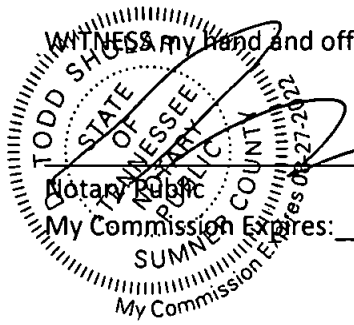
By: _____

Its: Assistant Secretary

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County aforesaid, the within named Donavon Drake, the duly acknowledged and authorized President/Pastor of The Westminister Presbyterian Church of Nashville, Tennessee, the bargainor, with whom I am personally acquainted, or who 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 office, this the 16th day of July, 2019.

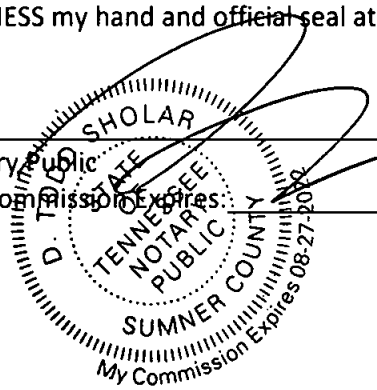


Notary Public
My Commission Expires:_____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County aforesaid, the within named Paul L. Webb, the duly acknowledged and authorized Assistant Secretary of The Westminister Presbyterian Church of Nashville, Tennessee, the bargainor, with whom I am personally acquainted, or who 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 office, this the 16th day of July, 2019.



Notary Public
My Commission Expires:_____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration of value, whichever is greater, for this transfer is $390,000.00.

Affiant

Subscribed and sworn to before me this 16th day of July, 2019.

Notary Public
My Commission Expires: 1-3-23

