Box 29

Karen Johnson Davidson County
Batch# 284326 DEEDWARR
09/11/2019 12:59:52 PM 5 pgs
Fees: $28.00 Taxes: $4,440.00
20190911-0091973

21829
THIS INSTRUMENT WAS PREPARED BY:
J. Blake Freeman, Attorney
323 Emery Drive
Nashville, TN 37214-3113

WARRANTY DEED

Address New Owner(s):
Annie Chen
460A Craighead Street
Nashville, TN 37204

Send Tax Bills to:
New Owner

Map/Parcel: 10515001400

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, Cynthia P. Sewell; Anna Kate C. Stallings; Equitable Trust Company as Trustee of the Augustus Stanford Cannon Trust u/a dated March 2, 2015; Equitable Trust Company as Trustee of the Emmeline Maeve Cannon Trust u/a dated March 2, 2015, and Pendleton Square Trust Company as Successor Trustee of the James Isaac Cannon Trust u/a dated March 2, 2015, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey all my interest unto Annie Chen, an unmarried woman, hereinafter called the Grantee(s), their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, and described according to an unrecorded survey dated October 20, 1982, prepared by William M. Keel, Tennessee Registered Land Surveyor No. 990, as follows:

Beginning at an iron pin in the westerly margin of Bransford Avenue and in the southeastern corner of certain property conveyed to Robert D. Bango and wife, Mildred L. Bango by deed of record in Book 6021, page 388, Register's Office for Davidson County, Tennessee (the "Bango Property"); thence along the westerly margin of Bransford Avenue, South 20 deg. 38 min. East 46.4 feet to a point; thence continuing along the westerly margin of Bransford Avenue in a slight curve to the east having a Radius of 811.37 feet and a distance of 249.0 feet to a point; thence continuing along the westerly margin of Bransford Avenue, South 38 deg. 13 min. East 119.55 feet to a point; thence South 24 deg. 53 min. 30 sec. West 46.10 feet to a point in the northerly margin of Craighead Avenue; thence North 87 deg. 53 min. West 262.97 feet to an iron pin; thence North 3 deg. 23 min. West 358.33 feet to an iron pin in the southwestern corner of the Bango Property; thence, along the southerly line of the Bango Property, North 73 deg. 47 min. 44 sec. East 93.35 feet to the point of beginning. This parcel containing approximately 1.7347 acres, more or less.

BEING the same property conveyed to Mary L. Poteat and Hayes M. Beard, Jr., Co-Trustees under the Will of Malcolm S. Poteat, deceased, by deed of record in Book 6105, page 856, Register's Office for Davidson County, Tennessee. The said Mary L. Poteat has since died. Under the terms of the Will of Malcolm S. Poteat, Sylvia P. Cannon and Cynthia P. Sewell succeeded Mary L. Poteat as Co-Trustees of the Trust upon Mary L. Poteat's death.

The said Hayes M. Beard, Jr., Sylvia P. Cannon and Cynthia P. Sewell, Co-Trustees under the Will of Malcolm S. Poteat, conveyed all interest to Cynthia P. Sewell and Sylvia P. Cannon, as equal tenants-in-common, by Quitclaim Deed dated 10/12/2004 and filed at Instrument 20041230-0154977, Register's Office, Davidson County, Tennessee.

The said Claiborne K. McLemore, III, Administrator of the Estate of Sylvia P. Cannon, Docket No. 05P-114, Seventh Circuit Court, Probate Division, Davidson County, TN,

conveyed a one-half interest to James M. Cannon and Anna Kate C. Stallings, as equal tenants-in-common, by Administrator's Deed dated 08/23/2006 and filed at Instrument No. 20060823-0103973, Register's Office, Davidson County, Tennessee.

The said Michael M. Castellarin as Administrator, c.t.a. for the Estate of James Malcolm Cannon (aka James M. Canon), Docket No. 08P-1058, Seventh Circuit Court, Probate Division, Davidson County, by Administrator's c.t.a. Deed dated 06/20/2017, conveyed a one-fourth interest to Equitable Trust Company as Trustee of the Augustus Stanford Cannon Trust u/a dated March 2, 2015; to Equitable Trust Company as Trustee of the Emmeline Maeve Cannon Trust u/a dated March 2, 2015 and to Equitable Trust Company as Trustee of the James Isaac Cannon Trust u/a dated March 2, 2015, and pursuant to Order No. 16P-298 in the Seventh Circuit Court of Davidson County, Tennessee (Probate Division) authority was granted to Pendleton Square Trust Company as Successor Trustee for the James Isaac Cannon Trust.

The above described property is not the residence of Grantor and has never been used as a residence.

THIS conveyance is subject to: 2019 taxes, prorated and assumed; rights of all parties in possession as tenants only; and any and all easements, restrictions and zoning regulations which may be applicable.

This is improved property known as: 400 Craighead Street, Nashville, TN 37204

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 we do covenant with 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 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) as on the date shown on the Notary forms.

Cynthia P. Sewell

Anna Kate C. Stallings

Equitable Trust Company,
Trustee of the Augustus Stanford Cannon Trust

by: W. Keith Keisling

Name: W. Keith Keisling
Its: Vice Pres. & Trust Officer

Equitable Trust Company,
Trustee of the Emmeline Maeve Cannon Trust

by: W. Keith Keisling

Name: W. Keith Keisling
Its: Vice Pres. & Trust Officer

Pendleton Square Trust Company,
as Successor Trustee of the James Isaac Cannon Trust

by: Carolyn Hannon

Name: CAROLYN HANNON
Its: TRUST OFFICER

STATE OF TENNESSEE DAVIDSON COUNTY ss:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Cynthia P. Sewell**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 6th day of September, 2019.

Notary Public

My Commission Expires:
3-3-2020

CLAIBORNE K. McLEMORE III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE DAVIDSON COUNTY ss:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Anna Kate C. Stallings**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 6th day of September, 2019.

Notary Public

My Commission Expires:
3-3-2020

CLAIBORNE K. McLEMORE III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE DAVIDSON COUNTY ss:

Before me, the undersigned Notary Public, in and for the State and County aforesaid, personally appeared W. KEITH KEISLING, as VP & TRUST OFFICER of Equitable Trust Company, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged Equitable Trust Company to be the Trustee of the Augustus Stanford Cannon Trust u/a dated March 2, 2015, the within named bargainor, and he/she as such officer of Equitable Trust Company executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 6th day of September, 2019.

Notary Public

My Commission Expires:
3.3.2020

CLAIBORNE K. McLEMORE III STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE DAVIDSON COUNTY ss:

Before me, the undersigned Notary Public, in and for the State and County aforesaid, personally appeared W. KEITH KEISLING, as VP & TRUST OFFICER of Equitable Trust Company, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged Equitable Trust Company to be the Trustee of the Emmeline Maeve Cannon Trust u/a dated March 2, 2015, the within named bargainor, and he/she as such officer of Equitable Trust Company executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 6th day of September, 2019.

Notary Public

My Commission Expires:
3.3.2020

CLAIBORNE K. McLEMORE III STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE DAVIDSON COUNTY ss:

Before me, the undersigned Notary Public, in and for said State and County aforesaid, personally appeared CAROLYN HANNON as TRUST OFFICER of Pendleton Square Trust Company, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged Pendleton Square Trust Company to be the Successor Trustee of the James Isaac Cannon Trust u/a dated March 2, 2015, the within named bargainor, and he/she as such officer of Pendleton Square Trust Company executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 6th day of September, 2019.

Notary Public

My Commission Expires:
3.3.2020

CLAIBORNE K. McLEMORE III STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE DAVIDSON COUNTY ss:

The actual consideration or value, whichever is greater, for this transfer is $ 1,200,000.00

Affiant

Subscribed and sworn to before me this 9 day of September, 2019.

My Commission Expires:

3/8/22

Notary Public

OLLIE MAI PARSLEY
NOTARY PUBLIC
STATE OF TENNESSEE
MY COMMISSION EXPIRES 3-8-2022