Box 14

File 32286-8

WARRANTY DEED

Karen Johnson Davidson County
Batch# 296655 DEEDWARR
10/07/2019 08:30:24 AM 2 pgs
Fees: $13.00 Taxes: $1,637.25
20191007-0102090

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$442,500.00.** Coralyn S. Priest
Affiant

Subscribed and sworn to before me, this the 4th day of October, 2019. Colleen Walters
Notary Public

My commission expires: 5/9/23
(AFFIX SEAL)

COLLEEN WALTERS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

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
Anthony Bonsignore, Trustee of The City Music Trust UAD July 25, 2019	**Altman Greenfield & Selvaggi Attn: Gabriela Rodas**	**Map 103-16-0-B Parcel 077.00co**
4215 Harding Pike Unit 706	**200 Park Avenue South 8th Floor**	
Nashville, TN 37205	**New York, NY 10003**	

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,

Elizabeth Ann Thompson Williams, Executrix of the Estate of Margaret Cunningham Thompson

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

Anthony Bonsignore, Trustee of The City Music Trust UAD July 25, 2019

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:

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 706 on the Plan of Windsor Tower, Condominium Apartments, a horizontal property regime pursuant to the Tennessee Horizontal Property Act as shown in Plat Book 5200, Page 71, Register's Office for Davidson County, Tennessee, 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 elements of the Condominium.

Being all of the same property conveyed to Margaret C. Thompson by Deed dated November 30, 2005 from Lloyd H. Ramsey and spouse, Marie Louise Ramsey, of record in Instrument No. 20051201-0144551, Register's Office of Davidson County, Tennessee. The said Margaret C. Thompson having since died testate on December 1, 2018. Elizabeth Ann Thompson Williams was appointed Executor by the Last Will and Testament of Margaret Cunningham Thompson of record in Docket No. 19P-44, Probate Court for said County. Pursuant to said Will, the real property which was owned by the deceased is specified to be administered as part of the Probate Estate. The Executor is authorized to sell the property without the joinder of any beneficiary.

Conveyance of the above described property is subject to the following: 1) The Plan of record in Plat Book 5200, Page 71, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2) Easement for Sanitary Sewer and/or Storm Drainage of record in Book 3956, Page 943, Register's Office for Davidson County, Tennessee. 3) Master Deed of 4215 Harding Road Homeowners' Association, containing First Right of Refusal from HOA, of record in Book 5313, Page 338, and as amended in Book 8666, Page 789 and in Instrument No. 20131217-0127081 and By-Laws of 4215 Harding Road Homeowners' Association, Inc., appended thereto in Book 5313, Page 358, Register's Office for Davidson County, Tennessee. 4) Charter of 4215 Harding Road Homeowners' Association in Book 5297, Page 370, said Register's Office. 5) Easement and Right of Entry Agreement to VSC Cable, Inc. dba Viacom Cable in Book 9486, Page 948, said Register's Office. 6) Grant of Easement to Comcast of Nashville I, LLC in Instrument No. 20110301-0016521 and Instrument No. 20161212-0130101, said Register's Office. 7) Taxes for the current year prorated and assumed by the Grantee.

This is improved (____) Unimproved (____) property, known as **4215 Harding Pike Unit 706, 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 **4th** day of **October, 2019.**

Elizabeth Ann Thompson Williams, executrix

Elizabeth Ann Thompson Williams, Executrix of the Estate of Margaret Cunningham Thompson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Elizabeth Ann Thompson Williams, Executrix of the Estate of Margaret Cunningham Thompson,** the within named seller, 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 Nashville, Tennessee, this **4th** day of **October, 2019.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 1/17/21