SPECIAL WARRANTY DEED

Karen Johnson Davidson County
Batch# 296696 **DEEDWARRSP**
10/07/2019 09:03:00 AM 2 pgs
Fees: $13.00 Taxes: $906.50

20191007-0102158

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$245,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 day of September, 2019.

Notary Public

MY COMMISSION EXPIRES: 9-6-22
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Southland Law Group, PLLC
7101 Executive Center Dr., Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Amie Dia Davis 4200 West End Avenue #201 Nashville, TN 37205	New owner	103-12-0A-002.00

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **The Trust Company, a division of Argent Trust Company, Successor Trustee of the Morgan-Randolph Blake Farenthold Trust,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Amie Dia Davis, a single woman**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Apartment No. 201, of HARDING HOUSE, a Condominium, established by the Master Deed of record in Book 4759, Page 665, and Instrument of correction of record in Book 4768, Page 818, Amendment Of Master Deed of record in Book 4979, Page 944, and as shown on the revised plan of record in Book 4860, Page 82, all of the Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to the said Unit and as set forth in the Master Deed, Reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the By-Laws of the Association of Owners.

Being the same property conveyed to Darrell W. Taylor and wife, Mary J. Taylor by Warranty Deed from James Leonard Chandler and wife Louise W. Chandler, dated 09/29/1994 and recorded 10/03/1994, of record in Book 9482, Page 580, Register's Office for Davidson County, Tennessee.

The said Mary J. Taylor died on 09/04/2015, leaving the said Darrell W. Taylor as the sole surviving tenant by the entirety.

The said Darrell W. Taylor aka Darrell Wayne Taylor died testate on 10/21/2015, devising the subject property to Harold Wayne Taylor, Donna Gail Mason, and Glynn Alan Taylor, as evidenced in File No. 15P1863, Probate Clerk's Office for Davidson County, Tennesee.

Being the same property conveyed to The Trust Company, a division of Argent Trust company, Successor Trustee of the Morgan-Randolph Blake Farenthold Trust, by Warranty Deed from Estate of Darrell W. Taylor, dated 09/15/2016, and Recorded 09/19/2016 of record in Instrument No. 20160919-0098542, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property known as: 4200 West End Avenue #201, Nashville, TN 37205

Grantor does hereby covenant with Grantee that Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and Grantor does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to said land to said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

Witness my hand this the 23rd day of September, 2019.

The Trust Company, a division of Argent Trust Company,
Successor Trustee of the Morgan-Randolph Blake Farenthold Trust

BY: _____
James Pettus,
Senior Vice President & Trust Officer

STATE OF TEXAS
COUNTY OF NUECES

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared James Pettus, with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Senior Vice President & Trust Officer of The Trust Company, a division of Argent Trust Company, Successor Trustee of the Morgan-Randolph Blake Farenthold Trust, the within named bargainor, and that he as such Senior Vice President & Trust Officer, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of The Trust Company, a division of Argent Trust Company, Successor Trustee of the Morgan-Randolph Blake Farenthold Trust, by the said James Pettus as such Senior Vice President & Trust Officer.

Witness my hand and official seal, this the 23rd of September, 2019.

Margaret Hall
Notary Public

My Commission Expires: 3/25/2022
(SEAL)

MARGARET HALL
Notary ID #: 12822258-2
My Commission Expires
03/25/2022