(2)



STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $441,000.00.

Affiant

Subscribed and sworn to before me, this the 20th day of December, 2019.

Notary Public

My commission expires: 9/29/2021

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

Karen Johnson Davidson County
Batch# 333929 DEEDWARR
12/23/2019 11:59:30 AM 2 pgs
Fees: $13.00 Taxes: $1,631.70
20191223-0132369

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Information for Reference Purposes:
Lee W. Hill and Genevieve P. Hill	Same address	**116-03-0M-415.00-CO**
4120 Ridgefield Drive, Apt 415	as new owner	
Nashville, TN 37205		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Julian Bridges Baker III, Successor Trustee of The Fox Revocable Living Trust dated May 6, 2015

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Lee W. Hill and Genevieve P. Hill, husband and wife

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A 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. 415, Plan of Belle Meade Court Condominium, a Horizontal Property Regime, created under Title 66, Chapter 27, Section 101, et seq. as amended, in Tennessee Code Annotated, and as established by Master Deed and By-Laws of record in Instrument Number 20081223-0122172, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the plat of Belle Meade Court Condominium as shown on Exhibit "D" to the Master Deed, of record as aforementioned, in the Register's Office for Davidson County, Tennessee, for a more complete description.

Being the same property conveyed to Robert G. Fox and wife, Judy A. Fox by Warranty deed from David A. Harrington and wife, Cyndi D. Harrington of record in Instrument No. 20130529-0053997 Register's Office for Davidson County, Tennessee, dated May 22, 2013 and recorded on May 29, 2013.

The said Robert G. Fox died on March 25, 2017 while married to the said Judy A. Fox, whereupon Judy A. Fox became vested in title as survivor of the tenancy by the entirety. The said Judy A. Fox died on April 10, 2019. The last will and testament was admitted to probate by Order entered July 11, 2019 in the Probate Court for Davidson County Tennessee, Case No. 19P1153, and recorded in Instrument No. 20190715-0068854, said Register's Office. Pursuant to said last will of record in Instrument No. 20190715-0068855, said Register's Office, and the said Order admitting the said last will to probate, the sole beneficiary of the Estate of Judy A. Fox is The Fox Revocable Living Trust dated May 6, 2015.

The Grantor herein, Julian Bridges Baker III, is Successor Trustee of The Fox Revocable Living Trust dated May 6, 2015.

See Certification of Trust of record in Instrument No. 201912230132368, said Register's Office.

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (_x__) unimproved (____) property known as 4120 Ridgefield Drive, Apt 415, 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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 HANDS EFFECTIVE AS OF 20th day of December, 2019:

Fox Revocable Living Trust dated May 6, 2015

By: _____
Julian Bridges Baker, III, Successor Trustee

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

CORPORATE ACKNOWLEDGEMENT

Personally appeared before me, a Notary Public of said County and State, Julian Bridges Baker III , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself/herself to be Successor Trustee of The Fox Revocable Living Trust dated May 6, 2015 , the within named grantor, and that he/she, being authorized to do so, executed the within instrument for the purposes therein contained by signing his/her name on behalf of said grantor.

Witness my hand, at office, this the 20th day of December, 2019.

My Commission Expires: 5-25-20

_____
Notary Public

WILLIAMSON COUNTY
STATE OF TENNESSEE NOTARY PUBLIC
RYAN A. RAFOTH

20191783R

Certificate of Authenticity

I, Jim R. Vanderpool, do hereby make an oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according with the law.

_____
Jim R. Vanderpool

State of Tennessee
County of Williamson

Personally appeared before me, Kim Hollingshead, a notary public for this county and state, Jim R. Vanderpool, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

_____
Notary

My commission expires: 2/12/23

KIMBERLY HOLLINGSHEAD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY