WARRANTY DEED

Karen Johnson Davidson County
Batch# 370544 DEEDWARR
03/10/2020 03:08:01 PM 2 pgs
Fees: $13.00 Taxes: $1,600.25

20200310-0026966

J-FC-20-4125-H

DANA DOWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-20-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $432,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF MARCH, 2020.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Franklin Y. Hundley, Jr.	New owner	
(NAME)	(NAME)	**103-16-0B-029.00-CO**
4215 Harding Pike Apt 306		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **WILLARD O. TIRRILL, IV, EXECUTOR OF THE ESTATE OF MARY OLIVIA G. TIRRILL, WILLARD O. TIRRILL, IV, TRUSTEE OF THE TESTAMENTARY TRUST CREATED UNDER THE LAST WILL AND TESTAMENT OF MARY OLIVIA G. TIRRILL, AND WILLARD O. TIRRILL, IV,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **FRANKLIN Y. HUNDLEY, JR., MARRIED,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 306, as shown on the Map entitled Windsor Tower Condominium Apartments, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, of record in Plat Book 5200, Page(s) 71, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Mary G. Tirrill by Warranty Deed from Camille Adele Brooks Kornman and Robin Brooks Kornman of record in Instrument No. 20030911-0133534 Register's Office for Davidson County, Tennessee, dated September 10, 2003 and recorded on September 11, 2003. Mary Olivia G. Tirrill died June 6, 2019. The Last Will and Testament of Mary Olivia G. Tirrill is filed in the Probate Division for Davidson County, Tennessee, Docket No 19P1217.

This conveyance is subject to:

- Taxes for the year 2020 and subsequent years.
- All matters shown on the Plan of record in Plat Book 5200, Page 71, Register's Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of Windsor Tower Condominium Apartmentsof record in Book 5313, Page 338 as amended in Book 8666, Page 789, and Instrument No. 20131217-0127081, Register's Office for Davidson County, Tennessee.
- Charter for 4215 Harding Road Homeowner's Association of record in Book 5297, Page 370, in the Register's Office for Davidson County, Tennessee.
- Easement(s) for Comcast of record in Instrument Number 20110301-0016521, in the Register's Office for Davidson County, Tennessee.
- Easement(s) of record in Book 3956, Page 943 and Book 9486, Page 948, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4215 Harding Pike Apt 306, Nashville, Tennessee 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 hand(s) this the 5th DAY OF MARCH, 2020.

Estate of Mary Olivia G. Tirrill

BY: _____
Willard O. Tirrill, IV
Executor

BY: _____
Willard O. Tirrill, IV
Trustee

_____
Willard O. Tirrill, IV

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILLARD O. TIRRILL, IV, Executor of the Estate of Mary Olivia G. Tirrill, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 5th day of March, 2020.

_____
Notary Public

My Commission Expires: 03/07/2023
(SEAL)

WILLIAM E GRONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILLARD O. TIRRILL, Trustee of Estate of Mary Olivia G. Tirrill to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 5th day of March, 2020.

_____
Notary Public

My Commission Expires: 03/07/2023
(SEAL)

WILLIAM E GRONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 5th of March, 2020.

_____
Notary Public
My Commission Expires: 03/07/2023
(SEAL)

WILLIAM E GRONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212