Karen Johnson Davidson County
Batch# 402523 DEEDWARR
05/19/2020 10:32:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20200519-0051718

THIS INSTRUMENT PREPARED BY:
Paul C. Hayes
Howard Mobley Hayes & Gontarek, PLLC
2319 Crestmoor Road
Nashville, Tennessee 37215
(615) 627-4444

WARRANTY DEED

Consideration Certificate

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0. Pursuant to Tenn. Code Ann. § 67-4-409(a)(3)(F), the transfer of the property described herein is exempt from the Tennessee Realty Transfer tax.

EQUITABLE TRUST COMPANY, by and though its authorized representative, as Trustee, Affiant

Subscribed and sworn to before me,
this 12th day of May, 2020.

LISA D. HILL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 3, 2021

Notary Public
My Commission Expires: 5/3/2021

Address of New Owner:	Send Tax Bills to:	Map-Parcel Number:
Equitable Trust Company, Trustee of the Mary Elizabeth Nelson Revocable Trust 4400 Harding Pike #310 Nashville, TN 37205	Equitable Trust Company, Trustee of the Mary Elizabeth Nelson Revocable Trust 4400 Harding Pike #310 Nashville, TN 37205	129140A01200

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and for other good and valuable consideration, the receipt and sufficiency of which is acknowledged, I, **MARY ELIZABETH NELSON** (the "Grantor"), have bargained and sold, and by these presents do transfer and convey, unto **EQUITABLE TRUST COMPANY, as Trustee of the MARY ELIZABETH NELSON REVOCABLE TRUST, as amended and restated under agreement dated October 4, 2019** (the "Grantee"), its successors and assigns, my entire undivided interest in certain real property located in Davidson County, Tennessee, being more particularly described as follows:

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 207 of Wessex Towers Condominium, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 5200, pages 142 and 143, Register's Office for said County, to which source reference is hereby made for more

complete description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Mary Elizabeth Nelson by Warranty Deed dated November 30, 2017 from Lee Ann Merrick, Co-Executor and Co-Trustee, and Amy Ceil Leonard, Co-Executor and Co-Trustee under the Last Will and Testament of Ann Cook Calhoun, and recorded as Instrument Number 20171201-0122926 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (i) The Plan, with Owner's Certificate, of record in Book 5200, pages 142 and 143, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description; (ii) The provisions of the condominium Master Deed of record in Book 5414, page 634, Book 5599, page 39, Inst. No. 20011127-0129399, Inst. No. 20120516-0042527, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessment, liens and other matters; and (iii) Lease Agreement to Verizon Wireless Tennessee Partnership of record in Inst. No. 20151006-0101536, said Register's Office.

This is improved property known as 6666 Brookmont Terrace, #207, Nashville, TN 37205.

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title, and interest thereto belonging to said Grantee, its successors and assigns, forever; and Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind herself, her successors and representatives, to warrant and forever defend the title to said land to Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

This deed was prepared without the benefit of a title search and uses the legal description for the property herein conveyed as reflected in the deed of conveyance to the Grantor. The property is conveyed subject to such limitations, restrictions, easements and encumbrances as may affect the subject property.

WITNESS my hand this 12th day of May, 2020.

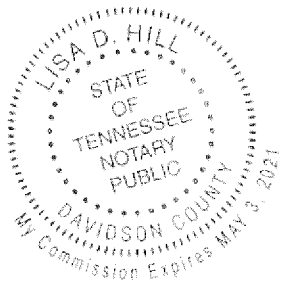
Mary Elizabeth Nelson

MARY ELIZABETH NELSON

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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

WITNESS my hand and official seal on this 12th day of May, 2020.



Notary Public

My Commission Expires: 5/3/2021

CERTIFICATE OF AUTHENTICITY

I, Paul C. Hayes, do hereby make 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 to law.

Paul C. Hayes

Paul C. Hayes

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Lisa D. Hill, a notary public for this county and state, Paul C. Hayes, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Lisa D. Hill

Notary Public

My Commission Expires: 5-3-2021

Notary's Seal (if on paper)

