THIS INSTRUMENT PREPARED BY:
John L. Van Cleave, Esq., BPR # 005129
Watkins & McNeilly, PLLC
214 2nd Avenue, North, Suite 300
Nashville, TN 37201-1638

Karen Johnson Davidson County
Batch# 416552 DEEDWARR
06/17/2020 08:39:30 AM 6 pgs
Fees: $33.00 Taxes: $214.60
20200617-0062620

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
MENENIAL PROPERTY PARTNERS, LLC P.O. Box 110121 Nashville, TN 37222	Same	133160A12800CO

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

MARJORIE A. HAINES STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 10-02-2022

The actual consideration or value, whichever is greater, for this transfer is $58,000.

Affiant

SUBSCRIBED AND SWORN to before me this 8th day of June, 2020.

Notary Public
My Commission Expires: 10-02-2022

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, B. CRISMAN ARNOLD, EXECUTOR OF THE ESTATE OF WALTER WAYNE WYCKOFF, II, (being the same person as Walter W. Wyckoff, II) ("Grantor") has this day bargained and sold and does hereby transfer and convey to MENENIAL PROPERTY PARTNERS, LLC, a Tennessee limited liability company, its successors and assigns, ("Grantee") that certain tract or parcel of real property located in Davidson County, Tennessee, more particularly described on Exhibit "A" attached hereto and incorporated herein by reference ("the Property").

This conveyance and all covenants and warranties contained herein are made expressly subject to the permitted encumbrances listed on Exhibit "B" attached hereto and incorporated herein by reference.

Said Property is known as Unit J-18, 270 Tampa Drive, Nashville, TN 37211.

TO HAVE AND TO HOLD said Property, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns forever. Grantor covenants that he is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it and that the same is unencumbered except as may be provided on Exhibit "B" hereto.

Grantor further covenants and binds himself, his successors and assigns, to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

Grantor covenants, warrants and conveys in his fiduciary capacity only and not individually.

WITNESS my hand this 8th day of June, 2020.

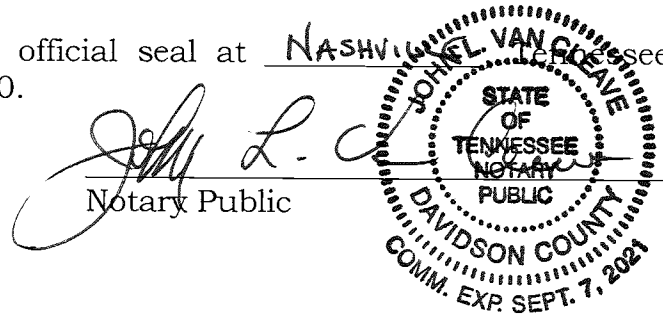
B. Crisman Arnold, executor

B. CRISMAN ARNOLD, EXECUTOR OF THE ESTATE OF WALTER WAYNE WYCKOFF, II

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, B. CRISMAN ARNOLD, EXECUTOR OF THE ESTATE OF WALTER WAYNE WYCKOFF, II,, 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 at Nashville, Tennessee, this 8TH day of June, 2020.



Notary Public

My Commission Expires:

9-7-21

EXHIBIT "A"

Property Description

Land in Davidson County, Tennessee, being Unit J-18 of Barcelona Condominium, created under Title 66, Chapter 27, Sections 101 *et seq.*, as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 6400, page 801, Register's Office, Davidson County, Tennessee; amended by First Amendment of record in Book 9397, page 814, said Register's Office; amended by Name Change Amendment of record in Book 11509, page 965, said Registers' Office, which changed the name from Barcelona Condominium to Harding Glen Condominium; amended by Third Amendment of record in Instrument #20070926-0114999, said Register's Office; and amended by Fourth Amendment of record in Instrument #20180606-0054269, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Barcelona Condominium set forth in Exhibit A-2 of this Master Deed for a more complete identification and description of such Unit.

Being the same property conveyed to Walter W. Wyckoff II, an unmarried person, by deed of record in Book 6440, page 218, Register's Office, Davidson County, Tennessee. The said Walter W. Wyckoff II having since died, and devising the herein described property to B. Crisman Arnold, Executor, with full power to sell, transfer, or convey all or any part of said trust estate.

EXHIBIT "B"

Permitted Encumbrances

The foregoing property is conveyed subject to the following permitted exceptions:

1. Taxes and assessments for the year 2020 and subsequent years, not yet due and payable.

2. Encroachments, overlaps, boundary line disputes, or other matters, which would be disclosed by an accurate survey and inspection of the land.

3. The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as set out in Section 66-27-101 et seq. of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; to the Bylaws for the administration thereof; to the easements, rights, and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and covenants, restrictions, options, burdens assessments and other undertakings contained in the Master Deed of Barcelona Condominium, of record in Book 6400, page 801, Register's Office, Davidson County, Tennessee; amended by First Amendment of record in Book 9397, page 814, said Register's Office; amended by Name Change Amendment of record in Book 11509, page 965, said Registers' Office, which changed the name from Barcelona Condominium to Harding Glen Condominium; amended by Third Amendment of record in Instrument #20070926-0114999, said Register's Office; and amended by Fourth Amendment of record in Instrument #20180606-0054269, said Register's Office.

TRUE COPY CERTIFICATION

I, **KAY B. HOUSCH**, 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.

Kay B. Housch

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, **MARJORIE A. HAINES**, a notary public for this county and state, **KAY B. HOUSCH**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Marjorie A. Haines, Notary Public
My commission expires 10/02/2022