WARRANTY DEED

Karen Johnson Davidson County
Batch# 433246 DEEDWARR
07/08/2020 02:46:30 PM 2 pgs
Fees: $13.00 Taxes: $2,375.03
20200708-0074105

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $641,900.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 7TH DAY OF JULY, 2020.

NOTARY PUBLIC

MY COMMISSION EXPIRES

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 02-19-2024

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 20-1873LA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO : If left blank please use the address of the new owner	MAP-PARCEL
Jennifer Andrews and Christian DeStefanis	New Owner	131-01-0A-157.00
4112 Legend Hall Drive		
Nashville, TN 37215		

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

MARTHA ELIZABETH MURPHY AS EXECUTRIX OF THE ESTATE OF MALCOLM LEWIS AND VIRGINIA BRADSHAW LEWIS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

JENNIFER ANDREWS AND CHRISTIAN DESTEFANIS

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 4112 Legend Hall Drive, Nashville, TN 37215

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/or 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/or 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 its hand on the 7th day of July, 2020.

The Estate of Malcolm R. Lewis

Martha Elizabeth Murphy, Executrix

VIRGINIA BRADSHAW LEWIS

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, Martha Elizabeth Murphy, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged themself to be the Executrix of THE ESTATE OF MALCOLM LEWIS, the within named barganor, an estate, and that Martha Elizabeth Murphy, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of said trust for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 7th day of July, 2020.

Notary Public My Commission Expires:

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 02-19-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, VIRGINIA BRADSHAW LEWIS the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 7th day of July, 2020.

Notary Public

My Commission Expires: 6-14-2023

KEVIN J. KEGARISE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

202007080074105

20-1873LA

EXHIBIT A - LEGAL DESCRIPTION

A certain unit located in DAVIDSON County, Tennessee, being known and designated as Unit No. 4112 of LEGEND HALL, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing, a Horizontal Property Regime, of record in Book 4934, Page 15, amended in Book 7117, Page 22, Book 8155, Page 382, Instrument No. 20030612-0081622, and Instrument No. 20030815-0118252, in the Register's office for DAVIDSON County, Tennessee.

Being the same property conveyed to Malcolm R. Lewis*, by General Warranty Deed from M. Richard Lewis, Jr., Martha Elizabeth L. Murphy, and Catherine L. Bristow, as Trustees of the Family Trust, of record in Instrument No. 20020328-0038460, in the Register's Office of Davidson County, Tennessee, dated March 18, 2002 and recorded on March 28, 2002.

*The said Malcolm R. Lewis (aka Malcolm Richard Lewis) deceased on or about November 18, 2019, leaving his Last Will and Testament filed in Probate Case No. 19P2243, Seventh Circuit Court for Davidson County, Tennessee, Probate Division. Pursuant to Paragraph 3 of the Last Will and Testament of Malcolm R. Lewis the executor /executrix shall hold, administer and distribute real property as a part of the probate estate and control real property during the period of administration, including the power to sell, lease, encumber and otherwise convey all or any portions of such real property or interests therein without the joinder of any beneficiary of my estate or the approval of any court.

Virginia Bradshaw Lewis, widow of Malcolm R. Lewis, joins in the conveyance to convey any and all interest she may have in said property

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

1. County of DAVIDSON taxes for the year 2020 and thereafter, not yet due and payable.
2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
3. Subject to the matter shown on the plats of record in Book 4860, Page 40, Book 5200, Page 275, Book 7864, Page 10, and Book 4675, Page 115, in the Register's Office of Davidson County, Tennessee.
4. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing LEGEND HALL Condominium of record in Book 4934, Page 15, as amended by instrument(s) of record in Book 7117, Page 22, Book 8155, Page 382, Instrument No. 20030612-0081622, and Instrument No. 20030815-0118252, in the Register's Office of Davidson County, Tennessee; also subject to easements, rights and interests 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 building thereon.
5. Terms and provisions of By-Laws of Legend Hall Association of Homeowners recorded in Book 5627, Page 846, Book 5903, Page 27, and Instrument No. 20001019-0103594, in the Register's Office of Davidson County, Tennessee.
6. Rights of others in and to the use of the common areas as shown on map recorded in Davidson County, Tennessee, and as contained in Covenants, Reservations, Easements, and Restrictions.

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