THIS INSTRUMENT WAS PREPARED BY Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203 P20-28648 RETURN TO GREENVUE TITLE & ESCROW, LLC 2207 CRESTMOOR ROAD SUITE 101 NASHVILLE, TN 37215	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **605,000.00**. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF JULY, 2020. Notary Public MY COMMISSION EXPIRES: 5-9-2023 (AFFIX SEAL)

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2023

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Betty Pinkerton Sherwood	New Owner	103160B12200CO AND
4215 Harding Pike Units 1103 and 1108		103160B12700CO
Nashville TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Richard E. Cohen, Executor of the Estate of Margery D. Bell,**

HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Betty Pinkerton Sherwood,** Unmarried

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

Property situated in Davidson County, Tennessee being

Unit 1103 & 1108, Windsor Tower, as established in Master Deed of record Book 5313, page 338, as amended (if applicable) in Book 866, page 789, in the Registers Office of Davidson County, Tennessee, to which Master Deed reference is hereby made for a more particular description of said property.

Being the same property conveyed to Margery D. Bell by Warranty deed from Elizabeth Rose James, married and Tom R. James of record in Instrument No. 20130820-0087635 Register's Office for Davidson County, Tennessee, dated August 19, 2013 and recorded on August 20, 2013. Margery D. Bell died January 21, 2020. Richard E. Cohen was appointed as Executor and is authorized to execute this instrument and convey the property to the Grantee pursuant to the Last Will and Testament of Margery D. Bell entered as Docket No. 20P306 in the Seventh Circuit Court for Davidson County, Tennessee Probate Division.

Karen Johnson Davidson County
Batch# 436549 **DEEDWARR**
07/13/2020 11:48:51 AM 2 pgs
Fees: $13.00 Taxes: $2,238.50

20200713-0076247

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **4215 Harding Pike, 1103/1108, 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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 Grantor's hand this the 6 day of July, 2020.

Estate of Margery D. Bell,

BY: R. E. Cohen, Executor
Richard E. Cohen, Executor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Richard E. Cohen, Executor of the Estate of Margery D. Bell,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 6 day of July, 2020.

My Commission expires: 1-3-24

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

Notary Public