PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

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104 Woodmont Blvd.
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Christy Wilkins Ivey
Margaret H. Taylor

Percy Wilkins, Jr. (1933-2017)

Karen Johnson Davidson County
Batch# 440845 **DEEDWARRSP**
07/20/2020 03:03:32 PM 3 pgs
Fees: $18.00 Taxes: $4,440.00
20200720-0079497

W & I Ref: (DM) Title No.: 61046
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
William B. Allen 4000 West End Avenue #102 Nashville, TN 37205	New Owner

TAX MAP PARCEL NUMBERS: 103120G10200CO

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$1,200,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **John T. Ferguson and Truxton Trust Company, Co-Executors under the Last Will and Testament of Katherine Dinkins Graham** , hereinafter called the **Grantor**, have bargained and sold, and by these presents do hereby transfer and convey unto **William B. Allen and wife, Judith E. Allen,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 102 and the parking spaces and storage area designated and assigned to Unit 102 on the Plan of The Jacksonian 4000 Condominiums, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit "B" to the Master Deed of record in Inst. No. 20020208-0017172, amended in Inst. No. 20020910-0109643, Inst. No. 20021104-0134916, Inst. No. 20021127-0147048, Register's Office for said County, to which instruments reference is made for a more complete legal 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 Katherine D. Graham by Warranty Deed from Rochford Realty and Construction Company, a Tennessee Corporation, dated Sept 16, 2002 and recorded on September 23, 2002, of record in Inst. No. 20020923-0115926, Register's Office for Davidson County, Tennessee. The said Katherine D. Graham has since died. The Last Will and Testament of Katherine Dinkins Graham of record in Docket No. 19P1720 in the Seventh Circuit Court for Davidson County Tennessee Probate Division appointed John Thomas Ferguson and Truxton Trust Company as Co-Executors under said Will and specified that real property be administered as a part of the decedent's probate estate.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: All taxes for the current year which have been prorated and assumed by the Grantee herein; All the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et. seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; The By-Laws for the administration thereof; 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 building thereon; and also including without limitation all conditions, covenants, restrictions, options, burdens assessments, and other undertakings contained in the Master Deed establishing a horizontal property regime of The Jacksonian 4000 Condominums, of record Inst. No. 20020208-0017172, amended in Inst. No. 20020910-0109643, Inst. No. 20021104-0134916, Inst. No. 20021127-0147048, said Register's Office, and the Plan of Record shown as Exhibit "B" to said Master Deed.

This is improved property, known as 4000 West End Avenue, # 102, 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 Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons claiming by or through the acts of Grantor while in title to the property.

WITNESS THE EXECUTION HEREOF this 16th day of July, 2020

The Estate of Katherine Dinkins Graham
By: _____
John T. Ferguson, Executor

Truxton Trust Company, Executor

By: _____
W. Spence Dabbs, Senior Wealth Advisor

State of Tennessee

County of Davidson

On this 15th day of July, 2020 before me the undersigned authority, personally appeared **John T. Ferguson, Executor of the Estate of Katherine Dinkins Graham,** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2022

My Commission Expires: _____

_____
Notary

State of Tennessee

County of Davidson

On this 16th day of July, 2020, before me, the undersigned, personally appeared, **W. Spence Dabbs,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged and was identified as **Senior Wealth Advisor for Truxton Trust Company, Executor of the Estate of Katherine Dinkins Graham,** (or other officer authorized to execute this instrument) of , the within named bargainor, a corporation, and the execution of the foregoing instrument as such officer for the purposes therein contained, by signing in the name of the corporation as such officer.

DEBBIE MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-25-2022

My Commission Expires: _____

_____
Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $1,200,000.00.

Affiant

Sworn and subscribed before me this 6th day of April, 2020.

Notary

My Commission Expires:

STEPHANIE DOME
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021