THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 200627490** Karen Johnson Davidson County Batch# 443881 **DEEDWARR** 07/24/2020 01:22:36 PM 2 pgs Fees: $13.00 Taxes: $4,440.00 20200724-0081638	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,200,000.00. Affiant Subscribed and sworn to before me, this 22nd day of July, 2020. Notary Public My Commission Expires:

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

WARRANTY DEED

Address New Owner: Susan Sharpe, Trustee of the Susan Sharpe Revocable Trust 201 Cargile Lane Nashville TN 37205	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 116-13-0D-010.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Pendleton Square Trust Company, LLC, Co-Trustee of the James Howard Hunter Cargile Trust and A. Michelle Poss, Co-Trustee of the James Howard Hunter Cargile Trust** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Susan Sharpe, Trustee of the Susan Sharpe Revocable Trust**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of Second Revision, Revised Plat of Jocelyn Manor of record in Plat Book 6900, Page 180, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 10, which is a corner lot, fronts 109.49 feet on the broken, Westerly margin of Cargile Lane and fronts 137.23 feet on the broken, Northerly margin of Cargile Road, said frontages being joined by a curve having a length of 39.27 feet, and extends back 130.55 feet on the Westerly line and 132.51 feet on the Northerly line to a point of intersection.

Being the same property conveyed to James Ronald Hunter Trustee of The James Howard Hunter Cargile Trust by Quitclaim deed from James Ronald Hunter of record in Instrument No. 20160915-0097206 Register's Office for Davidson County, Tennessee, dated September 07, 2016 and recorded on September 15, 2016, Scrivener's Affidavit recorded on January 22, 2020, Instrument No. 20200122-0007872.

James Ronald Hunter having died on January 6th, 2017. See Probate Case No. 17P-74 in the Seventh Circuit Court for the Twentieth Judicial District State of Tennessee. Agreed Order Approving Contract for Sale of Real Property dated July 15th, 2020 authorizes the Pendleton Square Trust Company, LLC, Administrator C.T.A. of the Estate of James Ronald Hunter and Co-Trustee of the J.H.H. Cargile Trust and A. Michelle Poss as Co-Trustee of the J.H.H. Cargile Trust to execute any documents necessary to close the sale of the real property. Pendleton Square Trust Company, L.L.C. and A. Michelle Poss are the Successor Co-Trustees of the James Howard Hunter Cargile Trust also known as the J.H.H. Cargile Trust. A. Michelle Poss, Co-Trustee of the James Howard Hunter Cargile Trust authorized Elizabeth Hickman as agent for Pendleton Square Trust via Trust Resolution dated July 18th, 2020 to execute all documents necessary to effectuate the closing of the sale of real property located at 201 Cargile Lane Nashville, TN.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2020, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 6900, Page 180, Register's Office for Davidson County, Tennessee.

Charter of record in Book 7866, Page 376, in the Register's Office for Davidson County, Tennessee.

Easement of record in Book 7597, Page 707 and Book 7597, Page 743, in the Register's Office for Davidson County, Tennessee.

Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 201 Cargile Lane Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 22nd day of July, 2020.

The James Howard Hunter Cargile Trust

PSTC by Elizabeth B. Hickman, Trust Officer

By: Elizabeth Hickman, Trust Officer
for Pendleton Square Trust Company, LLC,
Co-Trustee

PSTC by Elizabeth B. Hickman, Trust Officer

By: Elizabeth Hickman, Authorized Agent
for A. Michelle Poss, Co-Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Elizabeth Hickman, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is Trust Officer for Pendleton Square Trust Company, LLC, Co-Trustee of the James Howard Hunter Cargile Trust, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 22nd day of July, 2020.

Notary Public
My Commission Expires: _____

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES
DECEMBER 15, 2021

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Elizabeth Hickman, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the Authorized Agent for A. Michelle Poss, Co-Trustee of the James Howard Hunter Cargile Trust, the maker or a constituent of the maker and are authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 22nd day of July, 2020.

Notary Public
My Commission Expires: _____

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES
DECEMBER 15, 2021