THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 35742-09-2020**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $670,270.00. Abigail Talmadge Ingham-Johnsen Affiant Subscribed and sworn to before me this 15th day of September, 2020. Notary Public My Commission Expires: 3/6/24 GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Lucius W. Carroll, III, Margaret Revell Michael 3704 D Estes Road Nashville, TN 37215	**Send Tax Bills To:** Cardinal Financial Co., L.P. P.O. Box 0054 Palatine, IL 60055	**Tax Information:** Map and Parcel No.: 116120A00400CO

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, **Abigail Talmadge Ingham-Johnsen, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Margaret Revell Michael and Lucius W. Carroll, III, wife and husband** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 3704 D Estes Road, Nashville, TN 37215.

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

And Grantor covenants that she 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 set out on Exhibit "A" hereto. Grantor further covenants and binds herself, her heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

Karen Johnson Davidson County
Batch# 476436 DEEDWARR
09/16/2020 09:59:24 AM 3 pgs
Fees: $18.00 Taxes: $2,480.00
20200916-0105634

IN WITNESS WHEREOF, Grantor has executed this instrument on the 15th day of September, 2020.

Abigail Talmadge Ingham-Johnsen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Abigail Talmadge Ingham-Johnsen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of September, 2020.

Notary Public

My Commission Expires: 3/6/24

GEORGE E. MUDTER, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 4 of Estes Glen Residential Condominiums, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan in Book 4715, page 91, Supplemented in Book 4885, page 50, Register's Office for Davidson County, Tennessee, to which source reference is hereby made for more complete details of description, with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Abigail Talmadge Ingham-Johnsen by deed dated March 28, 2016 from Larry Whitehead and spouse, Andrea Whitehead, of record in Instrument No. 20160329-0029340, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2020, a lien, but not yet due and payable, which have been prorated and assumed by Grantees. Map and Parcel No. 116120A00400CO.
2. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Estes Glen Residential Condominiums, of record in Book 4923, page 411, Book 4927, page 793 and Book 5239, page 922, Register's Office for Davidson County, Tennessee.
3. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
4. All matters appearing on the Plan of record as Book 4715, page 91, Supplemented in Book 4885, page 50, Register's Office for Davidson County, Tennessee.
5. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 5202, page 388, Book 5204, page 837 and Book 7121, page 128, Register's Office for Davidson County, Tennessee.
6. Easement for ingress and egress of record in Book 4911, page 117, Register's Office for Davidson County, Tennessee.