Karen Johnson Davidson County
Batch# 477233 DEEDWARR
09/17/2020 08:36:30 AM 2 pgs
Fees: $13.00 Taxes: $5,180.00
20200917-0106215

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,400,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF SEPTEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 3-13-22
(AFFIX SEAL)

LAURA ELIZABETH MATHIS NOTARY PUBLIC STATE of TENNESSEE WILLIAMSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Foundation Title & Escrow Franklin , 7112 Crossroads Blvd, Ste. 100, Brentwood, TN 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO.(S) |
|---|---|---|
| W. Ellen McDonell and Kevin A. McDonell, Trustees of the McDonell Revocable Living Trust | Insouth Bank | Parcel ID: 141-03-0A-004.00 |
| (NAME) | (NAME) | |
| ~~7984 Coley Davis Road~~ 2692 Holly Springs Drive | 5299 Poplar Avenue | |
| (ADDRESS) | (ADDRESS) | |
| Germantown TN 38138 ~~Nashville, TN 37221~~ | Memphis, TN 38119 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, **The Armour Trust, LLC, a Tennessee limited liability company**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **W. Ellen McDonell and Kevin A. McDonell, Trustees of the McDonell Revocable Living Trust**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being a certain parcel of land designated as Building D, with an address of 7984 Coley Davis Drive, Nashville, Davidson County, Tennessee (and identified on the property maps of the Metropolitan Government of Nashville, Davidson County, Tennessee, as Map 141-03-0-A Parcel 004.00CO) of Harpeth Springs Office Condominiums, and more fully described as Exhibit "A" of the Supplement and Amendment No. 1 to the Master Deed of Harpeth Springs Office Condominiums of record as Instrument No. 20060512-0056169, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to The Armour Trust, LLC, a Tennessee limited liability company, by Warranty Deed from Richard Bacon, married, dated June 29, 2018 and recorded on July 5, 2018, of record as Instrument No. 20180705-0065239, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

This is improved property, known as 7984 Coley Davis Road, Nashville, TN 37221

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 it does covenant with the said Grantees that it is lawfully seized 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; and it does further covenant and bind itself, it's successors 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 my hand this 11th day of September, 2020.

The Armour Trust, LLC

BY: _____
Gregg Weston, Sole Member and Manager

STATE OF TEXAS
COUNTY OF Comal

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Gregg Weston, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Sole Member and Manager, and is authorized to execute the instrument on behalf of The Armour Trust, LLC, the within named bargainor, and that he as such Sole Member and Manager, executed the foregoing instrument for the purposes therein contained, by signing the name of the LLC by himself as Sole Member and Manager.

Witness my hand and official seal, this the 11th day of September, 2020.

_____
Notary Public

My Commission Expires:

KARIN BOOS
NOTARY PUBLIC
STATE OF TEXAS
MY COMM. EXP. 08/07/24
NOTARY ID 357099-6

**True Copy Certification**

I, Tameika Jones, do hereby make the oath that I am a licensed attorney and/or 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 to law.

Tameika Jones

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Tameika Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

FRN-2010609SSO

CHRISTIE PERRY
STATE OF TENNESSEE
NOTARY PUBLIC

My Commission Expires: 7/22/2022