THIS INSTRUMENT PREPARED BY:

LAW OFFICE OF DAVID A. CHILDRESS
102 Woodmont Blvd., Suite 200
Nashville, TN 37205
615.386.9235

Karen Johnson Davidson County
Batch# 522246 DEEDWARRSP
11/30/2020 03:24:36 PM 4 pgs
Fees: $23.00 Taxes: $277.50

20201130-0139143

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration or value, whichever is greater, for this transfer is $75,000.00.

AFFIANT

Subscribed and sworn to before me this 30th day of November 2020.

Notary Public

My Commission Expires: 5/9/23

DAVID A. CHILDRESS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address New Owner(s) As Follows:	Send Tax Bills To:	Parcel ID Number
Martha Jo Fristoe 1900 Richard Jones Road Unit Z-2 Nashville, TN 37215	New Owner	103-02-0C-109.00CO

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the undersigned,

TRUXTON TRUST COMPANY, AS EXECUTOR FOR
THE ESTATE OF LAUREN P. PAGE, deceased,

(herein referred to as "Grantor"), has bargained and sold, and by these presents does hereby transfer and convey unto

MARTHA JO FRISTOE

(herein referred to as "Grantee"), Grantee's heirs and assigns, a certain tract or parcel of land located in Davidson County, Tennessee, more particularly described on Exhibit "A" attached hereto and incorporated herein by this reference (the "Property").

The Property is improved property known as 261 White Bridge Pike, Unit 109, Nashville, Tennessee 37209.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit "B" attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; has a good right to convey the Property; and the same is unencumbered except as set forth on the attached Exhibit "B". Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons (other than claims arising from the matters set forth on Exhibit "B") claiming by, through or under the Grantor, but not further or otherwise.

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.

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed this 30th day of November 2020.

Truxton Trust Company, as Executor for the
Estate of Lauren P. Page

By: _____ VP
Name: Susan R. Ney
Title: Vice President

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 SUSAN R. NEY, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that she has the full power and authority to execute the foregoing Special Warranty Deed on behalf of Truxton Trust Company, as Executor for the Estate of Lauren P. Page, and acknowledged that she is the Vice President of Truxton Trust Company, the within named Grantor, and that in such capacity, she, being authorized so to do, executed the foregoing Special Warranty Deed for the purposes therein contained, on behalf of Truxton Trust Company, as Executor for the Estate of Lauren P. Page.

Witness my hand, at office, this the 30th day of November 2020.

_____
Notary Public

My Commission Expires: 5/9/23

DAVID A. CHILDRESS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"
(to Special Warranty Deed)

Legal Description

Land in Davidson County, Tennessee, being Unit No. 109, together with the appurtenant interest in the common elements of West End Terrace Condominium, a horizontal property regime established by Master Deed, of record in Book 6657, Page 549, amended in Book 7541, Page 955, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit D to the aforementioned Master Deed.

Being the same property conveyed by Warranty Deed from WEST END TERRACE, INC., a Tennessee corporation, to LAUREN P. PAGE, a married woman, dated September 30, 1985, of record in Book 6573, Page 363, said Register's Office. LAUREN P. PAGE having since died testate on or about September 28, 2019. Pursuant to the terms of the will of record in Case No. 19P-1879 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, said property is to be administered as part of the probate estate.

EXHIBIT "B"
(to Special Warranty Deed)

Exceptions

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 right of ways for public utilities that appear in the appropriate public record.

1. Davidson County taxes and assessments for the year 2021 and subsequent years.

2. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 6657, Page 549, Register's Office for Davidson County, Tennessee. Amended in Book 7541, Page 955, said Register's Office.

3. Restrictive Covenants contained in instrument of record in Book 3642, Page 417, said Register's Office.

4. Sanitary Sewer Easement of record in Book 3859, Page 859, said Register's Office.

5. Easement(s) of record in Book 5894, Page 97, said Register's Office.

6. Easement(s) of record in Book 5894, Page 101, said Register's Office.

7. Easement(s) of record in Book 3840, Page 386, said Register's Office.

8. Easement(s) of record in Book 5974, Page 755, said Register's Office.

9. Utility Easement of record in Instrument No. 20181217-0122373, said Register's Office.

10. Tenant in possession pursuant to unrecorded month to month holdover lease arrangement.