THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 210132720

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $880,000.00.

Affiant

Subscribed and sworn to before me, this 17th day of February, 2021.

Notary Public
My Commission Expires:

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11.03.2022

Karen Johnson Davidson County
Batch# 575163 DEEDWARR
02/22/2021 03:15:27 PM 2 pgs
Fees: $13.00 Taxes: $3,256.00

20210222-0021347

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Patrick A McGinley and Colleen M McGinley 222 Kensington Park Nashville TN 37215	New Owner	Tax Parcel ID No. 117 13 0B 104.00

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, **Leif E. Pilkerton, Executor of the Estate of James Fredrick Pilkerton, Jr.** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Patrick A. McGinley and Colleen M. McGinley, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Lot 222, Phase One of Abbottsford, a planned unit development, as shown on plat of record in Plat Book 6250, Pages 419-421, as amended in Book 6771, Page 683 and corrected in Book 6800, Page 164, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to J. Fred Pilkerton and wife, Mary Knox Pilkerton, by Quit Claim Deed from George V. Crawford, Jr., Trustee, with Full Power to Convey, Encumber or Transfer without the Joinder of any Beneficiary, of record in Instrument No. 20130604-0056631, in the Register's Office of Davidson County, Tennessee, dated June 04, 2013 and recorded on June 04, 2013. Mary Knox Pilkerton, now deceased on June 29, 2020 and J. Fred Pilkerton, a/k/a James Fredrick Pilkerton, Jr. is now deceased on October 22, 2020, as shown in the Probate Court for Davidson County, Tennessee, Probate Case No. 20P-1933.

Being the same property conveyed to George V. Crawford, Jr., Trustee, with Full Power to Convey, Encumber or Transfer without Joinder of Beneficiary, by Warranty Deed from Edgar F. Arnold and wife, Darla S. Arnold, of record in Instrument No. 20130401-0031909, in the Register's Office of Davidson County, Tennessee, dated March 29, 2013 and recorded on April 01, 2013.

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 2021 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Phase One of Abbottsford, a planned unit development, as

recorded in Plat Book 6250, Page(s) 419-421, as amended in Book 6771, Page 683 and corrected in Book 6800, Page 164.

Declaration of Covenants, Conditions and Restrictions recorded in Book 6537, Page 303, amended in Book 8106, Page 1, Book 8627, Page 254, Book 9381, Page 876, Book 10458, Page 810 and at Instrument Nos. 20010330-0030930, 20131218-0127945, 20131218-0127946, 20150511-0042928, 20160523-0051264, 20160523-0051265, 20160523-0051266, supplemented in Instrument No. 20010502-0045152 and rerecorded in Instrument No. 20010514-0049648.

Covenants, Conditions and Restrictions as set forth in Declaration of Restrictive Covenants and Reciprocal Easements recorded in Book 6478, Page 177, as amended in Book 6530, Page 242.

Easement for Water Line, recorded in Book 1037, Page 572 and Book 1286, Page 690.

Storm Water Detention Agreement as set forth in instrument recorded in Book 6555, Page 328.

Parking Rules recorded in Instrument No. 20140307-0019563.

Leasing Rules recorded in Instrument No. 20140408-0029142.

This is improved property located at 222 Kensington Park Nashville TN 37215

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 17th day of February, 2021.

Estate of James Fredrick Pilkerton, Jr.

Leif E. Pilkerton, Executor

BY: Leif E. Pilkerton, Executor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Leif E. Pilkerton, 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 Executor for the Estate of James Fredrick Pilkerton, Jr., 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 17th day of February, 2021.

Notary Public
My Commission Expires: _____

KATE ROSENTHAL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022