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Karen Johnson Davidson County
Batch# 721998 DEEDWARRSP
09/22/2021 03:03:38 PM 2 pgs
Fees: $13.00 Taxes: $7,770.00
20210922-0127620

This Instrument prepared by:
Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL
Jefferson Cooper Orr	NEW OWNER	
1201 Canterbury Drive		13009015800
Nashville, TN 37205		

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Equitable Trust Company, Trustee of the Eugenia H. Cammack Revocable Trust dated December 14, 2010 and amended and restated on February 26, 2015** (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto the said **Jefferson Cooper Orr, a married man** (the "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in DAVIDSON County, State of TENNESSEE, described as follows:

Land lying in the Davidson County, Tennessee, more particularly described as follows:

Being the Southerly 100 feet front and 80 feet rear of Lot No.1 of Block No. 3 on the Plan of the Highlands of Belle Meade No. 1, as of record in Book 547, page 180, Register's office for said County. Said Part of Lot No. 1 fronts 100 feet on the Westerly side of Canterbury Drive and runs back 270 feet, more or less, on the Northerly line and 262 feet 6 inches on the southerly line to the easterly line of Lot No. 6, measuring 80 feet thereon.

Being the same property conveyed to Equitable Trust Company, Trustee of the Eugenia H. Cammack Revocable Trust dated December 14, 2010 and amended and restated on February 26, 2015, by Quitclaim Deed from Equitable Trust Company, Trustee of the Cammack Tennessee Community Trust dated January 29, 2020, of record in Instrument No. 20210408-0046451 Register's Office for Davidson County, Tennessee, dated February 25, 2021 and recorded on April 08, 2021.

Subsequent to the recording of the Deed of record in Instrument No. 20210408-0046451, a previously recorded deed, initially recorded on February 10, 2020 in Instrument No. 20200210-0015130, was erroneously re-recorded on June 25, 2021 in Instrument No. 20210625-0086520, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 1201 Canterbury Drive, Nashville, TN 37205.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, and Grantee's successors and assigns forever.

And Grantor covenants with the said Grantee that it is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is free from all encumbrances made or suffered by Grantor except to the extent otherwise set forth herein.

And Grantor does further covenant and bind itself, and its successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons claiming by, through or under the Grantor, but not further or otherwise.

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed this 17 day of September, 2021.

Equitable Trust Company, Trustee of the Eugenia H. Cammack Revocable Trust dated December 14, 2010 and amended and restated on February 26, 2015

By: _____
Name: Michael W. Ruehling
Title: Vice-President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Michael W. Ruehling, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Vice-President of **Equitable Trust Company, Trustee of the Eugenia H. Cammack Revocable Trust dated December 14, 2010 and amended and restated on February 26, 2015** and that he as such Vice-President being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of **Equitable Trust Company, Trustee of the Eugenia H. Cammack Revocable Trust dated December 14, 2010 and amended and restated on February 26, 2015** by himself as Vice-President.

Witness my hand, at office, this 17 day of September, 2021.

My Commission Expires: _____ Notary Public

HILLARY ANN SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-02-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $2,100,000.00.

Affiant

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

My Commission Expires: 1-6-25

Notary Public

M. CATHERINE CLEARWATER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY