Karen Johnson Davidson County
Batch# 803017 DEEDWARRSP
02/09/2022 04:16:48 PM 4 pgs
Fees: $23.00 Taxes: $4,070.00
20220209-0015308

THIS INSTRUMENT PREPARED BY:
Adams and Reese LLP (FRH)
424 Church Street, Suite 2700
Nashville, Tennessee 37219

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
Samuel Knox Harwell, Jr.	Pinnacle Bank	Map/Parcels: 92-15, 146
413 West Tyne	2300 West End	92-15, 147
Nashville, Tennessee 37215	Nashville, Tennessee 37203	92-15, 148

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, FRED RUSSELL HARWELL (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto SAMUEL KNOX HARWELL, JR. (the "Grantee"), and Grantee's successors and assigns, a 1/9th undivided interest in that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

See EXHIBIT A attached hereto and incorporated herein by this reference.

This is improved property located at 2300 West End Avenue in Nashville, Davidson County, Tennessee 37203.

The conveyance of the property herein, and all covenants and warranties of Grantor contained herein, are made expressly subject to all applicable zoning, laws and matters of public record.

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. Grantor does covenant with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as set forth herein.

GRANTOR further covenants and binds himself, his successors and assigns to warrant specially and forever defend the title to the Property to GRANTEE, his successors and assigns, against the lawful claims of all persons claiming through and under GRANTOR (other than claims arising out of the matters set forth above), 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 instrument to be executed as of the 24th day of August, 2021.

FRED RUSSELL HARWELL

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Fred Russell Harwell, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office, this 24th day of August, 2021.

ELIZABETH J. BARBOUR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-6-2025

NOTARY PUBLIC
My Commission Expires: 1/6/2025

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $1,100,000.00.

Affiant

Subscribed and sworn to before me
this 24th day of August, 2021.

Notary Public

My Commission Expires: 1/6/2025

ELIZABETH J. BARBOUR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-6-2025

EXHIBIT A

LEGAL DESCRIPTION

An undivided 1/9th interest in the following property:

Map 92-15; Parcel 146:

Being in the 21st Ward of the City of Nashville, and being a part of the Elliston Property in West Nashville, being undivided on said plan and of record in Book 21, page 141, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at a point in the westerly margin of Twenty Third Avenue North, formerly Elliston Avenue, 160 feet southerly from the southerly margin of Elliston Place, formerly the Harding Pike; thence southerly with the westerly margin of Twenty Third Avenue, 40 feet to the northerly margin of an alley; thence with said alley westerly 100 feet and thence easterly 100 feet to the point of beginning on Twenty Third Avenue. On the said lot there is a two story apartment house known on the said Avenue by its City Number as 109.

Map 92-15; Parcel 147:

Being part of the Elliston Property, a plan of which is of record in Book 21, page 141, Register's Office of Davidson County, Tennessee, being undivided on said plan.

Said property begins on the Westerly margin of 23rd Avenue North (formerly Elliston Avenue) 175 feet Northerly from the Northerly margin of West End Avenue, at the intersection of the Northerly margin of a fifteen foot Alley; Thence, with said 23rd Avenue North, Northerly fifty feet to the Southerly margin of another purposed Alley; Thence, with the Southerly margin of said last mentioned Alley. Westerly 100 feet; Thence, Southerly, parallel with 23rd Avenue North, fifty feet, to the Northerly margin of the first mentioned Alley; Thence, with the Northerly margin of said Alley, Easterly, 100 feet to the beginning.

Map 92-15; Parcel 148:

Being on the northwest comer of West End Avenue and 23rd Avenue, North, and more particularly bounded and described as follows:

Being part of the Elliston property, a plan of which is recorded in Book 21, page 141 of the Register's Office for Davidson County. Tennessee.

Beginning in the northerly margin of said West End Avenue at its intersection with the westerly margin of said 23rd Avenue. running thence northerly with said westerly margin of said 23rd Avenue, North 160 feet to an Alley; Thence westerly with the southerly margin of said Alley 50 feet; Thence southerly and parallel with said 23rd Avenue, North 160 feet to the northerly margin of West End Avenue, and Thence easterly with the northerly margin of said West End Avenue, 50 feet to the beginning.

Being the same property conveyed by Samuel Knox Harwell, by Will in Will Book of the Davidson County Court at Will Book 59, Pages 489-496, and being the same property further conveyed 1/9th of said property to Fred Russell Harwell by Samuel Knox Harwell, by Will in Will Book of the Davidson County Court at Will Book 105, Pages 472-475.