WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF APRIL, 2004.

Notary Public at Large

MY COMMISSION EXPIRES: (AFFIX SEAL) January 23, 2007

Davidson County DEEDWARR
Recvd: 04/26/04 14:43 2pgs
Fees:13.00 Taxes:444.00

20040426-0047255

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	
Judith H. Pulliam	Judith H. Pulliam	Map 116-13
(NAME) 105 Leake Avenue, Unit44	(NAME) 105 Leake Avenue Condominium 44	Parcel 44CO
(ADDRESS) Nashville, TN 37205	(ADDRESS) Nashville, TN 37205	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **HARRIANNE M. CONDRA, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **JUDITH H. PULLIAM, UNMARRIED**, HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 44, together with parking space no. 2 of Belle Meade Tower Condominium Apartments, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the plan to the Master Deed of record in Book 4175, page 159, Register's Office for said county and revised at Instrument No. 20001020-0104050, Register's Office for said county, to which source reference is hereby made for more complete details of description, together with the said apartments appurtenant undivided interest in the general and limited common elements of the condominium.

Being the same property conveyed to Harrianne M. Condra, by deed from Anne B. Meiers, Trustee for the Anne B. Meiers Revocable Trust dated 11/18/94, of record in Book 11084, page 616, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) property taxes for 2004 which have been prorated, and subsequent years, all of which have been assumed by Grantee; (b) all matters on the plan of record in Book 4175, page 159, revised in Instrument No. 20001020-0104050, Register's Office for Davidson County, Tennessee; (c) provisions of the Master Deed of record in Book 4469, page 530, and ByLaws of record in Book 4469, page 549, Corrected in Book 4494, page 489, and amended in Book 4631, page 407, Book 4631, page 410, Book 4851, page 950, Book 5046, page 828, and in Instrument Nos. 200000614-0059221, 20000803-0076841, 20030725-0104241, 20030902-0126376, Register's Office for Davidson County, Tennessee; (d) Easements for sanitary sewer of record in Book 4925, page 594, said Register's Office; (e) Easement for right-of-way of record in Book 9351, page 933, said Register's Office; (f) Memorandum of Lease of record in Book 10468, page 321, said Register's Office.

This instrument was prepared based on information provided by Dubois & Dubois, PC.

unimproved ☐

This is improved ☒ property, known as 105 Leake Avenue Condominium 44, Nashville, TN 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs 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 7th day of April, 2004.

Harrianne M. Condra

BY: Lisa Neff, Attorney in Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Lisa Neff, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, to be the person who executed the foregoing instrument in behalf of Harrianne M. Condra, the bargainor, and who acknowledged that she executed the same as the free act and deed of Harrianne M. Condra.

Witness my hand and official seal at Nashville, Tennessee this 7th day of April, 2004.

Commission expires:

Notary Public

