WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/17/05 08:52 2 pgs
Fees:13.00 Taxes:462.50

20051117-0138764

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00 /

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF NOVEMBER, 2005.

Notary Public

MY COMMISSION EXPIRES: 12-19-2005

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, LLC, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tom A. Fuqua Jr	Irwin Mortgage Corporation	116-13-0-C-094.00CO
(NAME)	(NAME)	
105 Leake Avenue, #94	400 Interstate N. Parkway	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Atlanta, GA 30339-5030	
(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, I, **Dorothy F. Putman**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Tom A. Fuqua Jr., a single man**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A Certain condominium apartment in Davidson County, State of Tennessee described as follows:

Apartment No. 94 in Belle Meade Tower, a horizontal property regime, located at 105 Leake Avenue in Nashville, Tennessee, as shown on the Plat of Belle Meade Tower, recorded in Book 4175, page 159, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Dorothy F. Putman by Warranty deed from Ricky W. Orman and wife, Lisha Wood Orman, of record in Instrument Number 2003 070200 91442, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2005, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantors; all matters appearing on the Plan of record in Plat Book 4175, page 159 and revised in Instrument Number 2000 102001 04050; Easements of record in Book 4355, page 696, 4790, page 319, and Book 4925, page 594; Master Deed of Belle Meade Tower Homeowners Association of record in Book 4469, page 530, Book 4494, page 489, Book 4631, page 407, Book 4631, page 410, Book 4851, page 950 and Instrument Numbers 2000 080300 76841 and 2003 072501 04241; By-Laws of record in Book 5046, page 828 and Instrument Number2000 061400 59221 and 2003 090201 26376; The premises herein insured is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, as amended, as is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Belle Meade Tower Condominium Apartments, of record in Book 4175, page 159 and revised in Instrument Number 2000 102001 04050, all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 105 Leake Avenue Condominium 94, 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 15th day of November, 2005.

Dorothy F. Putman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Dorothy F. Putman, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 15th day of November, 2005.

Notary Public

WILLIAM CARMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires:

12-19-2005