File No. 251001132

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $127,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF NOVEMBER, 2005.

Notary Public

MY COMMISSION EXPIRES: 12/2/2008

(AFFIX SEAL)

JULIE WILBANKS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 12/02/05 11:17 2 pgs
Fees:13.00 Taxes:473.23

20051202-0145055

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Southern Title Services
547 N. Mt. Juliet Road, Ste 100
Mt. Juliet TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas A. Allen, Jr.	SAME	Map 142-07-0G
(NAME) 7241 Highway 70S, Unit 117	(NAME)	Parcel 117.00
(ADDRESS) Nashville, TN 37221	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Jessee B. Meade, Jr., a single person**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Thomas A. Allen, Jr. unmarried,** HEREINAFTER CALLED THE GRANTEE, his HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 117 of the Belle Glen Phase II Condominiums, a horizontal property regime, created under Title 66, Section 22-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for Belle Glen II Condominiums, of record in Instrument No. 20001211-0121937, and as first amended as Instrument No. 20010123-0006937, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said master Deed. Reference is hereby made to the plan of Belle Glen Phase II Condominiums as shown on Exhibit Map to the Master Deed as Instrument No. 20001211-0121937, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Jessee B. Meade, Jr., a single person by Warranty Deed dated May 1, 2001 of record in Instrument No. 20010503-0045331, Register's Office for Davidson County, Tennessee.

Master Deed and By-Laws of record in Instrument No. 20001211-0121937 and in Instrument No. 20010123-0006937; Charter for Homeowners' Association of record in Instrument No. 20010118-0005618; Quitclaim Deed to Homeowners' Association for common area of record in Instrument No. 20041230-0155030; Perpetual Easement for highway purposes and Drainage Easement of record in Book 5230, Page 169; Sewer Easement as set out in Master of record in Instrument No. 20001211-0121937; Final Order Granting Possession of Easements of record in Instrument No. 20000203-0011467; All matters in the Master Deed and By-Laws of record in Instrument No. 20001211-0121937 and in Instrument No. 20010123-0006937, all in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 7241 Highway 70S 117W, Nashville, TN 37221
(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 GRANTEE, his heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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/our hand(s) this 21st day of November, 2005.

Jessee B Meade Jr. by Cathy L. Wright

Jessee B. Meade, Jr., by Cathy L. Wright, his Attorney in Fact

STATE OF TENNESSEE

COUNTY OF WILSON

On this 21st day of November, 2005, before me personally appeared Cathy L. Wright, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is the attorney-in-fact of Jessee B. Meade, Jr., and is authorized by him, and does hereby acknowledge the execution of this instrument on his behalf, by virtue of an instrument of record in Instrument No. _____ Register's Office of Davidson County, Tennessee.

Witness my hand at office this 21st day of November, 2005.

Commission expires: June 22, 2009

Linda V Jones Notary Public

LINDA V. JONES STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

(seal)

File Number: [redacted]1132

RETURN TO:

Commerce Union Title