WARRANTY DEED

SHANNON PHILBIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21 2007

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$232,000.00**

M. Wills Oglesby
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF AUGUST, 2006.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
M. Wills Oglesby	**SAME**	**116-13-OC 62.CO**
(NAME) **105 Leake Avenue #62**	(NAME)	
(ADDRESS) **Nashville, TN 37205**	(ADDRESS)	
(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, WE, **Sarah S. Maddux, unmarried**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **M. Wills Oglesby and wife, Mary Jane Oglesby**, 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:

Land in Davidson County, Tennessee, being more particularly described as follows, to-wit:

Apartment No. 62 in Belle Meade Tower, a horizontal property regime located at 105 Leake Avenue in Nashville, Davidson County, Tennessee, as shown on the plat of Belle Meade Tower recorded in Book 4175, page 159, of the Register's Office of Davidson County, Tennessee, and described in a Master Deed recorded in Book 4469, Page 530 of the Register's Office of Davidson County, Tennessee to which reference is hereby made. Parking Space No. 2 in the garage attached to the building of Belle Meade Tower is a limited common element for the exclusive use of the co-owner of said apartment .The easements, restrictive covenants, conditions and regulation imposed upon and relating to the property, apartments, co-owners, and tenants of Belle Meade Tower contained in the Master Deed, and the By-Laws appended thereto, recorded in Book 4469, page 530 of the Register's Office for Davidson County, Tennessee are incorporated in this deed by reference and made apart hereof the same as though copied herein.

Being the same property conveyed to Sarah S. Maddux, unmarried by deed from Charles J. Sanders III and O.B. Hofstetter, Jr., as Co-Executors of the Estate of Margaret T. Sanders dated July 31, 1997, recorded in Book 10552, Page 690, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as **105 Leake Avenue #62, 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 28th day of August, 2006.

Sarah S. Maddux

Sarah S. Maddux
By: Lewis L. Maddux Attorney in Fact

by Lewis L. Maddux, attorney in fact

Davidson County DEEDWARR
Recvd: 08/30/06 13:53 2 pgs
Fees:13.00 Taxes:858.40

20060830-0107273

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Lewis L. Maddux with whom I am personally acquainted, and who, upon his oath, acknowledged himself to be the Attorney-in-Fact for the within named Sarah S. Maddux and being authorized to act on behalf of said persons he executed the foregoing instrument as her free act and for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 28TH DAY OF AUGUST, 2006.

Commission expires: 7/21/07

Notary Public



My Commission Expires JULY 21, 2007