WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00

Nicholas Greco
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF OCTOBER, 2008.

Notary Public

MY COMMISSION EXPIRES: 3-21-09
(AFFIX SEAL)

LAURA B RININGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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
Catharine D. Smith, Trustee of the Catharine D. Smith Revocable Trust Agreement dated January 27, 2000	Catharine D. Smith, Trustee	116-13-C-33CO
(NAME) 105 Leake Ave. Unit 33	(NAME) 127 Caymen Cove	
(ADDRESS) Nashville, TN 37205	(ADDRESS) Destin, FL 32541	
(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, **Thomas W. Stephenson, Jr. Executor for the Estate of Freda R. Stephenson**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Catharine D. Smith, Trustee of the Catharine D. Smith Revocable Trust Agreement U/A/D January 27, 2000**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium apartment in Davidson County, Tennessee, described as follows, to wit: Apartment No. 33 in Belle Meade Tower, a horizontal property regime, as shown on the plat of Belle Meade Tower, of record in Book 4175, page 159, as revised by Instrument No. 20001020-0104050, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description. Parking Space No. 47 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.

Being the same property conveyed to Freda R. Stephenson, unmarried, by Deed of record in as Instrument Number 20021219-0157135 and rerecorded as Instrument No. 20021001-0119352, Register's Office for Davidson County, Tennessee. The said Freda R. Stephenson having died on July 21, 2008, leaving a Last Will and Testament that was admitted to probate in the Seventh Circuit Court (Probate Division) for Davidson County, Tennessee, under Docket No. 08P1337, said Will having specifically granted the executor of the estate, Thomas W. Stephenson, Jr., the Grantor named in this Deed, the power to bargain, sell and convey on behalf of the estate the real property owned by Ms. Stephenson at the time of her death.

Subject to current years taxes, restrictions, easements, covenants and/or rights of way of record in said Register's Office.

unimproved ☐

This is improved ☒ property, known as **105 Leake Ave. Unit 33, 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 14th day of October, 2008.

Sandra J. Schneider

The Estate of Freda R. Stephenson

By:
Thomas W. Stephenson, Executor

Davidson County DEEDWARR
Recvd: 10/17/08 09:23 2 pgs
Fees:13.00 Taxes:499.50

20081017-0104394

STATE OF Florida

COUNTY OF Orange

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Thomas W. Stephenson, Jr., Executor of the Estate of Freda R. Stephenson, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Orlando, Florida this 15TH DAY OF OCTOBER, 2008.

Commission expires: 6-8-11

Sandra J. Schneider
Notary Public

