WARRANTY DEED

SHANNON PHILBIN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY TENN.
My Commission Expires JULY 6, 2015

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00

Mary R. McAlister
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF MAY, 2013.

Notary Public

MY COMMISSION EXPIRES: 7/6/2015
(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: Mary R. McAlister	SEND TAX BILLS TO: NEW OWNER	MAP-PARCEL NUMBERS 116130CO3600CO
(NAME)	(NAME)	
1600 Old Hickory Blvd. (ADDRESS)	(ADDRESS)	
Brentwood, TN 37027 (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, **Andrew Donelson Crichton and Robert M. Crichton, Jr., Executors of the Estate of Mary Pope Whitson, deceased,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mary R. McAlister**, 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. 36 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 Plat 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, as amended by deed of correction relating to the Master Deed of record in Book 4494, page 489, further amended in Book 4631, Page 407, Book 4631, Page 410, Book 4851, Page 950, Instrument 200008030076841, 200307250104241 and 201204050029426, of the Register's Office of Davidson County, Tennessee, to which reference is hereby made. Parking Space No. 8 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 .

A certain Condominium apartment in Davidson County, State of Tennessee, described as follows: Part of Apartment No. 37 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 Plat 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, as amended by deed of correction relating to the Master Deed of record in Book 4494, page 489, further amended in Book 4631, Page 407, Book 4631, Page 410, Book 4851, Page 950, Instrument 200008030076841, 200307250104241 and 201204050029426of the Register's Office of Davidson County, Tennessee, to which reference is hereby made. Parking Space No. 9 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 and further described as follows: BEGINNING at the southeast corner of Apartment 36 South 25' 6" West 14' 0" North 10' 6" West 3' 6" North 6'6" West 9'6" North 5'6" West 1'6" North 5'6" East 14' 6" South 2'6" East 14'0" to the beginning.

Said Apartment 36 and part of Apartment 37 is now known as Unit 36 on the Revised Belle Meade Tower Condominium Apartments plat of record in Instrument 200010200104050, said Register's Office.

Being the same property conveyed to Mary Pope Whitson by Deed from John P. Pickens, married, dated 05/26/1999 and filed for record on 05/27/1999 in Book 11498, Page 230, Register's Office for Davidson County, Tennessee.

The said Mary Pope Whitson died testate on 06/22/2012 devising subject property to Andrew Donelson Crichton and Robert M. Crichton Jr., Executors as evidenced by the Last Will and Testament of Mary Pope Whitson filed in Docket No 12P1073, in the Probate Court Clerk's Office for Davidson County

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☒ property, known as **105 Leake Avenue #36, Nashville, TN 37205**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

BILL GARRETT, Davidson County
Trans:T20130040959 DEEDWARR
Recvd: 05/16/13 12:29 2 pgs
Fees:13.00 Taxes:962.00

20130516-0049485

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 May, 2013.

Andrew Donelson Crichton and Robert M. Crichton, Jr.,
Executors of the Estate of Mary Pope Whitson

Andrew Donelson Crichton, Executor

Andrew Donelson Crichton, Executor

Robert M. Crichton, Jr., Executor

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Andrew Donelson Crichton and Robert M. Crichton, Jr., Executors of the Estate of Mary Pope Whitson, deceased, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument in their capacity as Executors for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 14TH DAY OF MAY, 2013.

Commission expires: 7/6/2015

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 6, 2015

Notary Public