BOX #14

G#25054-2

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130045712 DEEDWARR
Recvd: 06/03/13 09:27 2 pgs
Fees:13.00 Taxes:519.85
20130603-0055407

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is **$140,500.00.**

Affiant

Subscribed and sworn to before me, this the 31st day of May, 2013.

Notary Public

My commission expires: May 5, 2015
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Martha Mann Bradshaw	**"New Owner"**	**116130C06400CO**
105 Leake Avenue #64		
Nashville, TN 37205		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Jane Kaplan St. Charles, unmarried

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Martha Mann Bradshaw

HEREINAFTER CALLED THE GRANTEE, HER 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. 64 of the Belle Meade Tower Condominium Apartments, a horizontal property regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and established by a Master Deed for Belle Meade Tower Condominiums, of record in Book 4469, Page 530, as corrected in Book 4494, Page 489, and as amended in Book 4631, Page 407, in Book 4631, Page 410, in Book 4851, Page 950, in Instrument No. 200008030076841, and in Instrument No. 20030725-0104241, in Instrument No. 20120405-0029426, and restated in Instrument No. 20130214-0015134, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, of record in Book 4469, Page 549, and as amended in Book 5046, Page 828, in Instrument No. 20000614-0059221, in Instrument No. 20030902-0126376, in Instrument No. 20120405-0029434, and restated in Instrument No. 20130214-0015134, said Register's Office, 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 Revised Plan of Belle Meade Tower Condominium Apartments, of record in Instrument No. 20001020-0104050, revising Book 4175, Page 159, said Register's Office, for a more complete identification and description of such Unit.

PARKING Space No. 58 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 Jane Kaplan St. Charles by Warranty Deed dated January 15, 1992, from Joanne S. Brugger and spouse, David J. Brugger, of record in Book 8531, Page 787, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1) All matters shown on the Revised Plan of Belle Meade Tower Condominium Apartments, of record in Instrument No. 20001020-0104050, revising Book 4175, Page 159, said Register's Office;

2) Subject 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, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof, of record aforementioned; 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 building 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 aforementioned;

3) Sanitary Sewers and/or Storm Drainage Easement of record in Book 3839, Page 983, and in Book 4925, Page 594, said Register's Office;

4) Easement to American Telephone and Telegraph Company, of record in Book 1207, Page 547, said Register's Office;

5) A building clearance easement of two feet in width was granted in Book 3183, Page 201, Register's Office for said County;

6) Permanent and Temporary Easement for the Construction of Bridge and Channel Change, of record in Book 4355, Page 696, said Register's Office;

7) Right-of-Way and Easement to South Central Bell Telephone Company, of record in Book 9351, Page 933, Register's Office for Davidson County, Tennessee; and,

8) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved property, known as: **105 Leake Avenue #64, Nashville, TN 37205**.

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 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/our hand(s) this **31st** day of **May, 2013.**

Jane Kaplan St Charles

Jane Kaplan St. Charles

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Jane Kaplan St. Charles,** the within named sellers, 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 for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **31st** day of **May, 2013.**

Katherine Goodson

Notary Public

My Commission Expires: May 5, 2015

KATHERINE GOODSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.