25389-8
Box 14

WARRANTY DEED	State of Tennessee County of Davidson
BILL GARRETT, Davidson County Trans:T20130080706 DEEDWARR Recvd: 09/18/13 08:58 3 pgs Fees:18.00 Taxes:1646.50 20130918-0098133	The actual consideration or value, whichever is greater, for this transfer is $445,000.00 Mary Ann Denney Affiant Subscribed and sworn to before me, this the 13th day of September, 2013. Notary Public My commission expires: 2/13/17 (AFFIX SEAL)

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

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
Mary Ann Denney	**New Owner**	**Map 116-13-0-C Parcel 056-00CO**
105 Leake Avenue #56		
Nashville, TN 37205		

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

Albert E. Parrish, III, Fay M. Binning, Bonny B. Breuer, Emily B. Stallings

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

Mary Ann Denney

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 Unit 56 (formerly known as Units 56 & 57), together with parking spaces No. 38 and No. 62 on the Plan of Belle Meade Tower Condominium Apartments of record in Instrument No. 20001020-0104050 revising Plat Book 4175, Page 159, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Belle Meade Tower, a horizontal property regime established by Master Deed and By-Laws of record in Book 4469, Page 530, corrected in Book 4494, Page 489, amended in Book 4631, Pages 407 and 410 and Book 4851, Page 950, Instrument No. 20000803-0076841, Instrument No. 20030725-0104241, and Instrument No. 20120405-0029426, and restated in Instrument No. 20130214-0015134, said Register's Office.

Being the same property conveyed to Emily Parrish, by Deed from Shade Murray, Jr. and Daniel B. Murray, Devisees under The last Will and Testament of May Buntin Hills, dated July 9, 1999, of record in Book 11573, Page 517, Register's Office for Davidson County, Tennessee. And further conveyed to Emily Parrish, Trustee of The Emily M. Parrish Personal Residence Trust-1997 by Quitclaim Deed dated October 30, 2001 from Emily Parrish of record in Instrument No. 20011101-0119348 and further conveyed to Fay M. Binning, Bonny B. Brever, Emily B. Stallings and Albert E. Parrish, III by Quitclaim deed dated February 25, 2004 from Emily Parrish, Trustee of The Emily M. Parrish Personal Residence Trust-1997 of record in Instrument No. 20040309-0026830, said Register's office.

THIS instrument is being executed in behalf of Fay M. Binning pursuant to a Power of Attorney executed by her on the 6th day of September, 2013, of record in Instrument No. 20130918-0098131, Register's Office for Davidson County, Tennessee.

THIS instrument is being executed in behalf of Emily B. Stallings pursuant to a Power of Attorney executed by her on the 10th day of September, 2013, of record in Instrument No. 20130918-0098132, Register's Office for Davidson County, Tennessee.

The herein described property is not now nor ever has been the principal place of residence of the grantor herein.

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

1) All matters shown on the Plan of record as shown in Instrument No. 20001020-0104050, revising Plat Book 4175, Page 159, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.

2) Easement for Sanitary Sewer and/or Storm Drainage of record in Book 3839, Page 983, and Book 4925, Page 594, and Book 4790, Page 319, Register's Office for Davidson County, Tennessee.

3) Easement to American Telephone and Telegraph Co of record in Book 1207, Page 547, Register's Office for Davidson County, Tennessee.

4) A building clearance easement of two feet in width was granted in Book 3183, Page 201, Register's Office for Davidson County, Tennessee.

5) Permanent and Temporary Easement for the construction of Bridge and Channel Change of record in Book 4355, Page 696, Register's Office for Davidson County, Tennessee.

6) Grant of gas service line or fuel line easement of record in Book 6701, Page 203, Register's Office for Davidson County, Tennessee.

7) Right of way & easement to South Central Bell Telephone Company of record in Book 9351, page 933, Register's Office for Davidson County, Tennessee.

8) Memorandum of Lease to BellSouth Mobility, Inc., of record in Book 10468, Page 321, Register's Office for Davidson County, Tennessee.

9) Master Deed of Belle Meade Tower Condominiums of record in Book 4469, Page 530, corrected in Book 4494, Page 489, amended in Book 4631, Page 407, Book 4631, Page 410 and Book 4851, Page 950, Instrument No. 20000803-0076841, Instrument No. 20030725-0104241, and Instrument No. 20120405-0029426, and restated in Instrument No. 20130214-0015134, Register's Office for Davidson County, Tennessee.

10) By-Laws in Book of record in Book 4469, page 549, amended in Book 5046, Page 828, Instrument No. 20000614-0059221, Instrument No. 20030902-0126376, Instrument No. 20120405-0029434, and restated in Instrument No. 20130214-0015134, Register's Office for Davidson County, Tennessee.

11) Charter of Belle Meade Tower Condominium Association of record in Instrument No. 20120405-0029415, Register's Office for Davidson County, Tennessee; and,

12) 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 (__x__) Unimproved (____) property, known as **105 Leake Avenue #56, 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 **13th** day of **September, 2013.**

Albert E. Parrish III

Albert E. Parrish, III

Fay M. Binning by Bonny B. Breuer, Atty-in-fact

Fay M. Binning by Bonny B. Breuer, Attorney-in-Fact

Bonny B. Breuer

Bonny B. Breuer

Emily B. Stallings by Bonny B Breuer, Atty-in-fact

Emily B. Stallings by Bonny B. Breuer, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Albert E. Parrish, III and Bonny B.,** 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 **13th** day of **September, 2013.**

Notary Public

My Commission Expires: 2/13/17

JOHN COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 13th day of September, 2013, before me personally appeared, the undersigned, a Notary Public in and for the State and County aforesaid, the within named **Bonny B. Breuer**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Attorney-in-Fact for **Fay M. Binning** and that she as such Attorney-in-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Fay M. Binning**, for the purpose therein contained, by signing the name of **Fay M. Binning**, by herself as Attorney-in-Fact.

Witness my hand and official seal at Nashville, Tennessee, this **13th** day of **September, 2013.**

Notary Public

My Commission Expires: 2/13/17

JOHN COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 13th day of September, 2013, before me personally appeared, the undersigned, a Notary Public in and for the State and County aforesaid, the within named **Bonny B. Breuer**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Attorney-in-Fact for **Emily B. Stallings** and that she as such Attorney-in-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Emily B. Stallings**, for the purpose therein contained, by signing the name of **Emily B. Stallings**, by herself as Attorney-in-Fact.

Witness my hand and official seal at Nashville, Tennessee, this **13th** day of **September, 2013.**

Notary Public

My Commission Expires: 2/13/17

JOHN COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.