Davidson County DEEDWARRSP
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Fees:23.00 Taxes:1942.50
20141126-0109322

THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 32045-10-2014**	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $525,000.00. Affiant Subscribed and sworn to before me this 26th day of November, 2014. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires MAY 8, 2016

SPECIAL WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Emma Cain Roy 105 Leake Avenue, Unit 40 Nashville, TN 37205	New Owner	Map and Parcel Nos.: 116130C04000 CO 116130C04700 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Leslie D. Coble, Executor of the Estate of Neely B. Coble, Jr., deceased** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Emma Cain Roy** ("Grantee"), her heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 105 Leake Avenue, Unit No. 40 and Unit No. 47, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, her heirs and assigns, forever. Grantor covenants with Grantee that Grantor is lawfully seized and possessed of said real estate in fee simple and has a good right to convey it. This conveyance and all covenants and warranties made herein are expressly subject to those matters set forth on Exhibit "A". Grantor further covenants and binds himself, his successors, heirs and assigns to warrant and forever defend the title to said real estate against the lawful claims of all persons claiming by, through or under it but no further or otherwise.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 26th day of November, 2014.

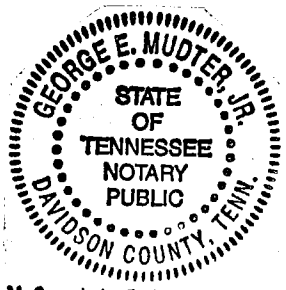
Leslie D Coble - Executor

Leslie D. Coble, Executor of the Estate
of Neely B. Coble, Jr., deceased

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Leslie D. Coble, Executor of the Estate of Neely B. Coble, Jr., deceased,** 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, at office, this 26th day of November, 2014.



My Commission Expires MAY 3, 2016

Notary Public
My Commission Expires:

EXHIBIT "A"

TRACT 1:
Land in Davidson County, Tennessee, being Unit No. 40, together with parking space number 24, on the Plan of Revised Belle Meade Tower of record in Instrument No. 20001020-0104050, Register's Office for said County, 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 condominium, a horizontal property regime established by Restated Master Deed of record in Instrument No. 20130214-0015134, said Register's Office.
Being the same property conveyed to Neely Coble, Jr., and wife Clare K. Coble by deed dated July 31, 2007, from James E. Wyatt and wife Alice W. Wyatt of record in Instrument No. 20070802-0092079, Register's Office for Davidson County, Tennessee.

TRACT 2:
Land in Davidson County, Tennessee, being Unit No. 47, together with parking space number 13, on the Plan of Revised Belle Meade Tower of record in Instrument No. 20001020-0104050, Register's Office for said County, 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 condominium, a horizontal property regime established by Restated Master Deed of record in Instrument No. 20130214-0015134, said Register's Office.
Being the same property conveyed to Neely J. Coble, Jr., and wife Clare K. Coble by deed dated July 13, 2007, from Mary Ann Denney, unmarried, of record in Instrument No. 20070719-0085956, Register's Office for Davidson County, Tennessee.

The said Clare K. Coble having since died on April 20, 2010. The said Neely J. Coble, Jr., having since died on August 18, 2014. Pursuant to the terms of the Last Will and Testament of Neely B. Coble, Jr. (one and the same person as Neely Coble, Jr.), Docket No. 14P1488, Davidson County Probate Court Clerk's Office, all of his real property was deemed to be personal property, subject to sale by his executor. Letters Testamentary were issued to Leslie D. Coble on September 11, 2014.

This conveyance is made subject to:

1. State and County taxes for the year 2015 and subsequent years, a lien, but not yet due and payable. Map and Parcel Nos. 116130C04000CO and 116130C04700CO.
2. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Restated Master Deed (and By-Laws) for Belle Meade Tower, a condominium, of record in Instrument No. 20130214-0015134, Register's Office for Davidson County, Tennessee.
3. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
4. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 3839, page 983; Book 4790, page 319; and Book 4925, page 594, Register's Office for Davidson County, Tennessee.
5. Easement for to American Telephone and Telegraph Co of record in Book 1207, page 547, Register's Office for Davidson County, Tennessee.
6. Easement for building clearance of record in Book 3183, page 201, Register's Office for Davidson County, Tennessee.
7. Easement to Metropolitan Government of record in Book 4355, page 696, Register's Office for Davidson County, Tennessee.
8. Easement to Nashville Gas Company of record in Book 6701, page 203, Register's Office for Davidson County, Tennessee.
9. Easement for right of way to Bell South of record in Book 9351, page 933, Register's Office for Davidson County, Tennessee.
10. Terms and conditions of that certain Lease Agreement by and between Belle Meade Tower Condominium Homeowners Association, Inc., as Lessor, and Bell South Mobility, Inc. as Lessee, a memorandum of which appears of record in Book 10468, page 321, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, KELLY E. COX, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, ELIZABETH J. SMITH, a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: _____
Notary Seal:

