BILL GARRETT, Davidson County
Trans:T20140095393 DEEDWARR
Recvd: 12/19/14 16:21 3 pgs
Fees:18.00 Taxes:814.00
20141219-0116593

THIS INSTRUMENT PREPARED BY:
Hugh W. Entrekin
TUNE, ENTREKIN & WHITE, P.C.
Suite 1700
315 Deaderick Street
Nashville, Tennessee 37238
(615) 244-2770

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $220,000.00

AFFIANT

Subscribed and sworn to before me this 19th day of December, 2014.

NOTARY PUBLIC

My Commission Expires: 11-15-15

DIANA AUBIN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY, TENN.

Address New Owners as Follows:	Send Tax Bills To:	Map-Parcel Number:
Vaden Lackey, Jr 105 Leake Ave # 92 Nashville, TN 37205	SAME	116130C09200CO

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Alma Alexander Franks,** unmarried, ("Grantor") does hereby bargain, sell, transfer and convey unto **Vaden Lackey, Jr.**, ("Grantee") his successors and assigns, property located in Davidson County, Tennessee and more particularly described as follows:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 92, together with Parking Space No. 18 of the Belle Meade Tower Condominiums, a horizontal property regime, created under Title 66, Section 27-101 et seq. as amended, Tennessee Code Annotated, and established by 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, as amended from time to time, 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 Condominiums, of record in Instrument No. 20001020-0104050, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Alma Alexander Franks by deed from Alma Alexander Franks, Executrix of the Estate of Sara P. Alexander of record as Instrument Number 20130215-0015753, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said **Vaden Lackey, Jr.**, his successors and assigns, forever.

AND **Alma Alexander Franks** does hereby covenant with the said **Vaden Lackey, Jr.** that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it and that the same is unencumbered, except for (i) current years taxes which have been paid from closing; (ii) 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, as amended from time to time; (iii) Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.; (iv) 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; (v) Easement for to American Telephone and Telegraph Co of record in Book 1207, page 547, Register's Office for Davidson County, Tennessee; (vi) Easement for building clearance of record in Book 3183, page 201, Register's Office for Davidson County, Tennessee; (vii) Easement to Metropolitan Government of record in Book 4355, page 696, Register's Office for Davidson County, Tennessee; (viii) Easement to Nashville Gas Company of record in Book 6701, page 203, Register's Office for Davidson County, Tennessee; (ix) Easement for right of way to Bell South of record in Book 9351, page 933, Register's Office for Davidson County, Tennessee; (x) 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; (xi) Grant of Easement to Comcast of Nashville I, LLC of record in Instrument 20140314-0021538, said Register's Office; and (xii) Revised plat for Belle Meade Tower of record as Instrument Number 20001020-0104050, said Register's Office.

AND **Alma Alexander Franks** does further covenant and bind herself, her successors, and assigns to warrant and forever defend the title to said land to the said **Vaden Lackey, Jr.**, his successors and assigns against the lawful claims of all persons, except as to matters to which this conveyance is subject.

By acceptance of this deed Grantee assumes and accepts title of the within described property subject to the terms and conditions of the Restated Master Deed (and By-Laws) for Belle Meade Tower as same may be amended from time to time.

IN WITNESS WHEREOF, this Warranty Deed has been executed this 19 day of December, 2014.

Alma Alexander Franks

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, personally appeared **Alma Alexander Franks**, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), the within named bargainor, and who further acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 19th day of December _____, 2014.

Diana M. Aubin
Notary Public

My Commission Expires: 11-15-15.

