BILL GARRETT, Davidson County
Trans:T20150081945 DEEDWARR
Recvd: 09/25/15 15:08 3 pgs
Fees:18.00 Taxes:1446.70
20150925-0097834

Return to:
Belle Meade Title & Escrow Company
109 Kenner Avenue, Suite 201
Nashville, TN 37205
Box 26b File #15124

{ ADDRESS NEW OWNER:	{ SEND TAX BILL TO:	}MAP-PARCEL NOS}
{Stephanie Marcello	{New Owners	}116030M40200CO }
{4120 Ridgefield Drive #402	{	} }
{Nashville, TN 37205	{	} }
{This instrument prepared by: Robert J. Notestine III, Attorney at Law,		}
{109 Kenner Avenue, Suite 201, Nashville, TN 37205.		}

WARRANTY D E E D

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Dudley A. Cheadle and Mary Katherine Barnard n/k/a Mary Katherine Barnard Cheadle, husband and wife (The "Grantors") have bargained and sold, and by these presents do transfer and convey unto Stephanie Marcello, a single woman (The "Grantee"), Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

A certain condominium located in Davidson County, Tennessee, being Unit No. 402 of Belle Meade Court Condominiums, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Belle Meade Court Condominiums of record in Instrument Number 20081223-0122172, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all 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 buildings thereof; said Units being depicted on Exhibit "D" to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit "E" to said Master Deed. Said Units also being a portion of the property as depicted on the Plan of First Revision, Unified Plat of Subdivision & Consolidation of Belle Meade Theater of record in Instrument No. 20081112-0111752, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Dudley A. Cheadle and Mary Katherine Barnard, as joint tenants with right of survivorship by Warranty Deed from Barry Grubb and wife, Rhonda Grubb and Kyle Grubb, unmarried of record in Instrument Number 20141107-0103306, said Register's Office for Davidson County, Tennessee dated October 31, 2014 and recorded on November 7, 2014.

THIS CONVEYANCE IS MADE SUBJECT TO:

1. 2015 Davidson County taxes are not yet due and payable.
2. All matters as shown on plan of record in Instrument Number 20070208-0016683, said Register's Office.

3. Master Deed of record in Instrument No. 20081223-0122172 and amendment to By-Laws in Instrument No. 20101207-0097450, said Register's Office.
4. Charter of Belle Meade Court Condominium Association of record in Instrument No. 20081217-0120665, said Register's Office.
5. Stormwater Detention Agreement to the Metropolitan Government of Nashville and Davidson County, Tennessee of record in Instrument No. 20070208-0016683, said Register's Office.
6. Declaration of Right of Way Easement Agreement with Covenants and Restrictions of record in Instrument Number 20070404-0040334, said Register's Office.

Mary Katherine Barnard and Mary Katherine Barnard Cheadle are one and the same person.

This is improved real property located on 4120 Ridgefield Drive #402, Nashville, Tennessee 37205.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $391,000.00.

Affiant

Subscribed and sworn to before me this 18th day of September, 2015.

Commission Expires: 1-6-19

NOTARY PUBLIC

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever.

And Grantors do covenant with the said Grantee that the Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, her heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 19th day of September, 2015.

Dudley A. Cheadle

Mary Katherine Barnard n/k/a
Mary Katherine Barnard Cheadle

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Dudley A. Cheadle and Mary Katherine Barnard n/k/a Mary Katherine Barnard Cheadle with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 18th day of September, 2015.

Notary Public

My Commission Expires: 1-6-19

STATE OF TENNESSEE NOTARY PUBLIC