PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

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Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans:T20150087659 DEEDWARR
Recvd: 10/14/15 14:25 2 pgs
Fees:13.00 Taxes:913.90
20151014-0104627

W & I Ref: (DM) Title No.: 57800
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Equitable Trust Co., Co-Trustee David B. Graves, Jr., Co-Trustee 4400 Harding Pike, Suite 310 Nashville, TN 37205	NEW OWNER

TAX MAP PARCEL NUMBERS: 116130C08500CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$247,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Owen G. Shell, Jr. and wife, Mary Ruth Shell,** hereinafter called the **Grantor**, have bargained and sold, and by these presents do hereby transfer and convey unto **Equitable Trust Co., Co-Trustee and David B. Graves, Jr., Co-Trustee** of the Testamentary Trust for benefit of Gloria Watson Graves, created under the Will of Matilda Allison Porter, dated July 30, 1950, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, being unit No. 85, together with Parking Space No. 66, of Revised Belle Meade Tower, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Inst. No. 20001020-0104050, Register's Office for said County, to which source reference is made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Owen G. Shell, Jr., and wife, Mary Ruth Shell, by Warranty Deed from A. Brant Lipscomb, Jr. and Frank M. Jarman, Co-Executors of the Estate of Anne C. Lipscomb, deceased, dated July 20, 2001 and recorded on July 23, 2001, of record in Inst. No. 20010723-0077629, Register's Office for Davidson County, Tennessee.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2015, and subsequent years; The Plan, with Owner's Certificate, of record in Inst. No. 20001020-0104050, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description. The provisions of the condominium Master Deed of record in Book 4469, page 530, Book 4494, page 489, Book 4631, page 407, Book 4631, page 410, Book 5046, page 828, Book 4851, page 950, Inst. No. 200006140059221, Inst No. 20030725-0104241, Inst. No. 20000803-0076841, Inst. No. 20030902-0126376, Inst. No. 20120405-0029426, Inst. No. 20120405-0029434, restated in Inst. No. 20130214-0015134 said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessment, liens and other matters; Easement to Comcast of Nashville of record in Inst. No. 20140314-0021538, said Register's Office; Easement to Bell South Mobility of record in Book 10468, page 321, said Register's Office; Easement to South Central Bell of record in Book 9351, page 933, said Register's Office.

This is improved property, known as 105 Leake Avenue, # 85, 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 Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 13th day of October, 2015.

Owen G. Shell, Jr.

Mary Ruth Shell

State of Tennessee

County of Davidson

On this 13th day of October, 2015, before me the undersigned authority, personally appeared Owen G. Shell, Jr. and Mary Ruth Shell, to me known (or proved to me on the basis of satisfactory evidence) to be the person (s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W. IVEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

My Commission Expires:

Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $247,000.00.

Affiant

Sworn and subscribed before me this 13th day of October, 2015.

CHRISTY W. IVEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

My Commission Expires:

Notary