BILL GARRETT, Davidson County
Trans:T20160008159 DEEDWARR
Recvd: 02/01/16 08:40 3 pgs
Fees:17.00 Taxes:0.00
20160201-0009127

Prepared by and return to:
WISEMAN BRAY PLLC
8001 Centerview Parkway, Ste. 103
Memphis, Tennessee 38018
(901) 372-5003

Parcel ID: 116 03 0M 507.00

WARRANTY DEED

Property Address & New Owner:	*	Mail Tax Statement to:
WILLIAM J. CAHILL III and	*	William J. Cahill III
CAROL A. CAHILL, Trustees of the	*	Carol A. Cahill
CAHILL REVOCABLE LIVING TRUST	*	1678 Willisshire Ln.
4120 Ridgefield Dr., Unit 507	*	Germantown, TN 38139
Nashville, TN 37205	*	

The GRANTORS, **WILLIAM J. CAHILL III and wife, CAROL A. CAHILL, as tenants by the entirety**, for and in consideration of Ten Dollars ($10.00), cash in hand paid, together with other good, valuable, and satisfactory consideration, the receipt of all of which is hereby acknowledged, do hereby bargain, sell, convey, and confirm the below-described property to:

WILLIAM J. CAHILL III and CAROL A. CAHILL, Trustees of the CAHILL REVOCABLE LIVING TRUST, dated December 19, 2011

The CAHILL REVOCABLE LIVING TRUST is a trust qualifying under Tenn. Code Ann. § 35-15-510, or any amendment thereto, as a "Tenancy by the Entirety Trust" designated to receive and own property titled as tenancy by the entirety prior to a transfer to the trust.

Said real estate is located in Davidson County, Tennessee, and is more particularly described as follows, to-wit:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 507, Plan of Belle Meade Court Condominium, a Horizontal Property Regime, created under Title 66, Chapter 27, Section 101, et seq., as amended in Tennessee Code Annotated and as established by Master Deed and By-Laws of record as Instrument No. 20081223-0122172, Register's Office for Davidson County, Tennessee, 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 plat of Belle Meade Court Condominium as shown on Exhibit "D" to the Master Deed, of record as aforementioned, said Register's Office for a more complete description.

Being the same property conveyed to WILLIAM J. CAHILL III and CAROL A. CAHILL as Tenants by the entirety, by Warranty Deed of record at Instrument No. 20151221-0128048 in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to:

- Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing: BELLE MEADE COURT CONDOMINIUMS of record in Instrument No. 20081223-0122172.
- Easements of Sanitary Sewers and/or Storm Drainage, etc., recorded in Instrument No. 20070306-0027614.
- Easement of Right-of-Way, recorded in Instrument No. 20070404-0040334.
- Stormwater Detention Agreement recorded at Instrument No. 20070208-0016683.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BELLE MEADE THEATER, as recorded in Plat Book 421, Page 100 and Plat Book 421, Page 155 and Instrument Nos. 20061114-0140984 and 20081112-0111752.
- Terms and provisions of Amendment of By-Laws of Belle Meade Court Condominium Association, Inc. recorded in Instrument No. 20101207-0097450.
- Charter recorded at Instrument No. 20081217-0120665.
- Any and all existing easements and restrictions as shown of record not stated herein.

TO HAVE AND TO HOLD the aforesaid real estate together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Trustees or any Successor Trustees and assigns in fee simple forever.

The Grantors do hereby covenant with said Trustees or any Successor Trustees that they are lawfully seized in fee of the aforedescribed real estate; that they have a good right to sell and convey the same; and that they warrant and will forever defend against the lawful claims of all persons the title and quiet possession thereto.

SAID TRUSTEES OR ANY SUCCESSOR TRUSTEES TO HAVE the full power to sell, mortgage, rent, lease and convey, without the purchaser, lender, mortgagee, or tenant being required to see to the distribution and application of any proceeds of sale, loan or rent.

No abstract or survey furnished for preparation of this instrument.

The preparer of this deed makes no representation as to the status of title to the property described hereto. This deed has been prepared solely from information furnished to the preparer, who makes no representation whatsoever other than it has been accurately transcribed from the information provided.

IN TESTIMONY WHEREOF, this instrument has been executed this 8th day of December, 2015, by the undersigned.

WILLIAM J. CAHILL III

CAROL A. CAHILL

STATE OF TENNESSEE
COUNTY OF SHELBY

Before me, a Notary Public in and for said state and county, duly commissioned and qualified, personally appeared **WILLIAM J. CAHILL III** and **CAROL A. CAHILL** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as a free act and deed.

WITNESS my hand and Notarial Seal at office this 8th day of December, 2015.

NOTARY PUBLIC

J. CARLISLE DALE STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY

My Comm. Exp. April 8, 2018

My Commission Expires: _____

THIS TRANSFER IS EXEMPT FROM THE PAYMENT OF ANY TRANSFER TAX AS PROVIDED IN T.C.A. § 67-4-409(a)(3)(F).

STATE OF TENNESSEE
COUNTY OF SHELBY

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is Ten Dollars ($10.00).

AFFIANT

Subscribed and sworn to before me this 8th day of December, 2015.

NOTARY PUBLIC

J. CARLISLE DALE STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY

My Comm. Exp. April 8, 2018

My Commission Expires: _____