C. STRUM
Box 44

BILL GARRETT, Davidson County
Trans:T20160056643 DEEDWARR
Recvd: 07/01/16 15:21 2 pgs
Fees:13.00 Taxes:777.00
20160701-0067992

THIS INSTRUMENT PREPARED BY: GEORGE V. CRAWFORD, JR. **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH SUITE 1700 NASHVILLE, TENNESSEE 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $210,000.00. Affiant Subscribed and sworn to before me, this 1 day of July, 2016. Notary Public My Commission Expires:

GEORGE V. CRAWFORD, JR. NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires MAR 10, 2018

Address New Owner As Follows: Paula Watts 105 Leake Avenue, Apt. 97 Nashville, TN 37205	Send Tax Bills To: NEW OWNER	Map-Parcel Number: 116 13 0C 097.00

116-13-0C-097.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **NORMAN E. SHAW, unmarried,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **PAULA WATTS, unmarried**, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit 97, along with Parking Space No. 60, as shown on the plan entitled Revised Belle Meade Tower, of record as Instrument No 2000102-00104050, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Norman E. Shaw and wife, Gloria D. Shaw, by deed from Cornelia Crawford, Executor and Cornelia Crawford and Hazel Crawford Warren, beneficiaries of the Estate of Hazel C. Crawford, of record in Instrument No. 20020116-0006689, dated January 15, 2002, Register's Office for Davidson County, Tennessee. Gloria D. Shaw having since died testate, leaving Norman E. Shaw as the tenant by the entirety.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2016 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Matters shown on the Plan of record as Instrument No. 20001020-0104050, Register's Office for Davidson County, Tennessee.

3. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 4469, page 530, Book 4494, page 489, Book 4631, page 407, Book 4631, page 410, Book 4851, page 950, Book 5046, page 828, Instrument No. 20000614005922l,

Instrument No. 20000803007684l, Instrument No. 20030725-0104241, Instrument No. 20030902-0126376, Instrument No. 20120405-0029426, Instrument No. 201204050029434, and Instrument No. 20130214-0015134, Register's Office for Davidson County, Tennessee.

4. Easement granted H.B. Alexander and wife, to American Telephone & Telegraph Company for telephone line and for trimming trees, of record in Book 1207, page 547, Register's Office for Davidson County, Tennessee.

5. A building clearance easement of two feet in width was granted A.J. Reich and wife, their heirs and assigns, by instrument of record in Book 3183, page 201, Register's Office for Davidson County, Tennessee.

6. Easement for sanitary sewer and storm drainage improvements were granted Metropolitan Government of Nashville and Davidson County, Tennessee, by instrument of record in Book 3839, page 983 and Book 4925, page 594, Register's Office for Davidson County, Tennessee.

7. Permanent and temporary easements for the construction of bridge and channel changes were granted Metropolitan Government of Nashville and Davidson County, Tennessee, as more particularly set forth in an instrument of record in Book 4355, page 696, Register's Office for Davidson County, Tennessee.

8. Right-of-way & Easement granted to Bell South Telecommunications, of record in Book 9351, page 933, Register's Office for Davidson County, Tennessee.

9. Memorandum of Lease between Belle Meade Tower Condominium Homeowner's Association and Bellsouth Mobility, Inc., of record in Book 10468, page 321, Register's Office for Davidson County, Tennessee.

10. Gas Line Easement of record in Book 6701, page 203, Register's Office for Davidson County, Tennessee.

11. Grant of Easement in Instrument No. 20140314-0021538, Register's Office for Davidson County, Tennessee.

This is improved property known as: **105 Leake Avenue, Apt. 97, 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, her heirs and assigns, forever; and Grantor covenants with the said Grantee that he is lawfully seized 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; and further covenants and binds himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 1st day of July, 2016.

Norman E. Shaw

Norman E. Shaw

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Norman E. Shaw, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 24 day of MAY, 2016

(Seal)

Notary Public

My Commission Expires:

GEORGE V. CRAWFORD, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 10, 2018