WARRANTY DEED	State of Tennessee County of Davidson
BILL GARRETT, Davidson County Trans:T20160087004 DEEDWARR Recvd: 10/04/16 09:11 2 pgs Fees:13.00 Taxes:2701.00 20161004-0104285	The actual consideration or value, whichever is greater, for this transfer is **$730,000.00.** Affiant Subscribed and sworn to before me, this the 30th day of September, 2016. Notary Public My commission expires: 5-8-18 (AFFIX SEAL)

ANNA AGEE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Melinda Owen Bass	Owner	**Map 130-06-0-A Parcel 006.00co**
715 Belle Meade Blvd C-2		
Nashville, Tennessee 37205		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Virgil Davis Hunt, Jr, Elizabeth Alverne Hunt nka Elizabeth Hunt Wallace, and Martha Ansley Hunt nka Martha Hunt Givhan, Devisees under the last Will and Testament of Sandra Gray Hunt

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Melinda Owen Bass, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. C-2 on the Horizontal Property Regime for Belle Meade Condominiums, as recorded in the Master Deed of record in Book 5969, Page 829, as amended in Book 6020, Page 72, and Book 6425, Page 685, re-recorded in Book 6443, Page 489, as amended and restated in Book 7063, Page 125, and further amended in Book 9551, Page 426 and in Instrument No. 20090223-0015611, Register's Office for Davidson County, Tennessee, and more particularly described in Plat Book 5200, Page 469, revised in Book 6250, Page 222, said Register's Office, to all of which reference is hereby made for a more complete description, together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to V. Davis Hunt and wife, Sandra Gray Hunt by Deed dated April 1, 1994 from G. Patrick Maxwell and wife, Katherine F. Maxwell, of record in Book 9301, Page 472, Register's Office for Davidson County, Tennessee. The said V. Davis Hunt and wife, Sandra Gray Hunt having since died. The said V. Davis Hunt having predeceased Sandra Gray Hunt on February 19, 2010. The said Sandra Gray Hunt having died testate on October 9, 2014, as a resident of Lincoln Parish, Louisiana, and the Will was probated in Louisiana. The decedent's Will is a probate-only proceeding so that the Will can serve as muniment of title to the decedent's interest in one parcel of real estate in Davidson County, Tennessee. The Petition to Admit Will to Probate, in No. 16P-1521, in the Seventh Circuit Court for Davidson County, Tennessee Probate Division. The said Sandra Gray Hunt leaves the property to her children Virgil Davis Hunt, Jr., Elizabeth Alverne Hunt nka Elizabeth Hunt Wallace, and Martha Ansley Hunt nka Marth Hunt Wallace, as devisees under the Will of Sandra Gray Hunt.

The subject property is not now nor ever has been the principal residence of the Grantors or the Grantors' spouses.

Conveyance of the above described parcel is subject to the following: (1) The Plan of record in Plat Book 5200, Page 469, revised in Book 6250, Page 222, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Easement for Sanitary Sewer and/or Storm Drainage of record in Book 5972, Page 181, Register's Office for Davidson County, Tennessee. (3) Charter of Belle Meade Condominiums Association, Inc. of record in Book 6003, Page 10, Register's Office for Davidson County, Tennessee. (4) The Premises herein insured is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to 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 building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Belle Meade Condominiums, of record in Book 5969, Page 829, and as amended in Book 6020, Page 72, and in Book 6425, Page 685, and re-recorded in Book 6443, Page 489, and amended and restated in Book 7063, Page 125, and further amended in Book 9551, Page 426 and in Instrument No. 20090223-0015611, Register's Office for Davidson County, Tennessee. (5) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved (__x__) Unimproved (____) property, known as **715 Belle Meade Blvd C-2, Nashville, Tennessee 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 GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this **30th** day of **September, 2016.**

Virgil Davis Hunt, Jr.

Martha Ansley Hunt nka Martha Hunt Givhan

Elizabeth Alverne Hunt nka Elizabeth Hunt Wallace

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Elizabeth Alverne Hunt nka Elizabeth Hunt Wallace, and Martha Ansley Hunt nka Martha Hunt Givhan,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **30th** day of **September, 2016.**

Notary Public

My Commission Expires: 10/29/19

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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Virgil Davis Hunt, Jr.,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **30th** day of **September, 2016.**

Notary Public

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017

My Commission Expires:_____