Davidson County DEEDWARR
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Fees:23.00 Taxes:969.40
20170113-0004169

33407

THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **FTEC File No. 33407-12-2016** **Record & Return To:** **First Title & Escrow Company, Inc.** **3811 Bedford Ave, Suite 205** **Nashville, TN 37215**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $262,000.00. Affiant Subscribed and sworn to before me this 10th day of January, 2017. Notary Public My Commission Expires:

ASHLEY HART
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 6, 2019

WARRANTY DEED

Address New Owner: Virginia S. Perdue, John Q. Perdue 105 Leake Ave. #45 Nashville, TN 37205	**Send Tax Bills To:** Pennymac Loan Services, LLC 1761 E. Saint Andrews Pl. Santa Ana, CA 92705	**Tax Information:** Map and Parcel No.: 116 13 0 C 045 00CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Lynne Todd Edgerton, Trustee of the Kirkland W. Todd, Jr. Trust dated November 11, 2007, as amended and restated June 5, 2013**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **John Q. Perdue and Virginia S. Perdue, husband and wife** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 105 Leake Ave. #45, Nashville, TN 37205

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

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 10th day of January, 2017.

Lynne Todd Edgerton, Trustee

Lynne Todd Edgerton, Trustee of the Kirkland
Wiley Todd Jr. Trust dated November 11, 2007

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Lynne Todd Edgerton**, Trustee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of January, 2017.

Notary Public

My Commission Expires:

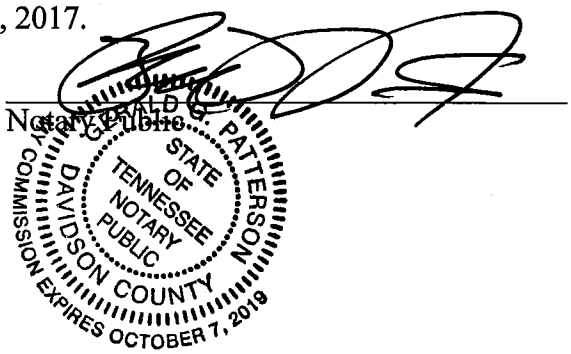


EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 45, on the Plan of Revised Belle Meade Tower of record in Instrument No. 20001020-0104050, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Belle Meade Tower, a condominium, a horizontal property regime established by Restated Master Deed of record in Instrument No. 20130214-0015134, said Register's Office.

Being the same property conveyed to Kirkland W. Todd, Jr. by deed dated May 10, 2001 from James W. Perkins, Jr., Executor of the Estate of Nancy K. Perkins of record in Instrument No. 20010605-0058603, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated January 11, 2016 in Instrument No. 20160113-0003484, Kirkland Wiley Todd, Jr., a single man conveyed subject property to Lynne Todd Edgerton and Liza Todd Edgerton, Co-Trustees and their successors in Trust of the Kirkland W. Todd, Jr. Trust dated November 11, 2007 as amended and restated June 5, 2013.

This conveyance is made subject to:

1. State and County taxes for the year 2017, a lien, but not yet due and payable. Map and Parcel No. 116 13 0 C 045 00CO.
2. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Restated Master Deed (and By-Laws) for Belle Meade Tower, a condominium, of record in Instrument No. 20130214-0015134, Register's Office for Davidson County, Tennessee.
3. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
4. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 3839, page 983; Book 4790, page 319; and Book 4925, page 594, Register's Office for Davidson County, Tennessee.
5. Easement to American Telephone and Telegraph Co of record in Book 1207, page 547, Register's Office for Davidson County, Tennessee.
6. Easement for building clearance of record in Book 3183, page 201, Register's Office for Davidson County, Tennessee.
7. Easement to Metropolitan Government of record in Book 4355, page 696, Register's Office for Davidson County, Tennessee.
8. Easement to Nashville Gas Company of record in Book 6701, page 203, Register's Office for Davidson County, Tennessee.
9. All matters appearing on the Plan of record as Instrument No. 20001020-0104050, Register's Office for Davidson County, Tennessee.
10. Easement for right of way to Bell South of record in Book 9351, page 933, Register's Office for Davidson County, Tennessee.
11. Terms and conditions of that certain Lease Agreement by and between Belle Meade Tower Condominium Homeowners Association, Inc., as Lessor, and Bell South Mobility, Inc. as Lessee, a memorandum of which appears of record in Book 10468, page 321, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, KELLY E. COX, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L. THOMAS, a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: _____
Notary Seal:

