WARRANTY DEED	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is **$265,000.00.** Cecil Coleman Affiant Subscribed and sworn to before me, this the 25th day of April, 2017. Notary Public My commission expires: 7-3-17 (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20170035019 DEEDWARR
Recvd: 04/26/17 09:12 2 pgs
Fees:13.00 Taxes:980.50
20170426-0040763

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

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
Cecil B. Coleman	**OWNER**	**Map 116-13-0-C Parcel 031.00co**
933 East Main Street		
Murfreesboro, TN 37130		

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,

Pinnacle Bank, Successor Trustee of the Sue S. Whitson Living Trust U/A/D November 1, 1996 as last amended and restated January 18, 2013

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

Cecil B. Coleman, single

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, and being Unit (Apartment) No. 31 in Belle Meade Towers, a horizontal property regime (condominium), together with Parking Space No. 28 (in garage attached to the building of Belle Meade Tower which is a limited common element for the exclusive use of the owner of said unit/apartment) and located at 105 Leake Avenue, as shown on the revised plan of Belle Meade Tower as of record in Instrument No. 20001020-0104050, revising Book 4175, Page 159, and as described in the Master Deed as of record at Book 4469, Page 530, corrected in Book 4494, Page 489, amended in Book 4631, Page 407, Book 4631, Page 410, Book 4851, Page 950, Instrument No. 20000803-0076841, Instrument No. 20030725-0104241, Instrument No. 20120405-0029426, and restated in Instrument No. 20130214-0015134, all in the Register's Office for said County, and all of which reference is hereby made and the same incorporated herein for a complete description of said Unit (Apartment) and the conveyance hereby made.

Being the same property conveyed to Sue S. Whitson, by Deed dated May 20, 1996 from William P. Hoffman, III, an unmarried person, and Lucy H. Miller, married but a resident of the State of Georgia, of record in Book 10058, Page 285, Register's Office for Davidson County, Tennessee. The said Sue S. Whitson having quitclaimed to Sue S. Whitson, Trustee, or her successors in trust, under the Sue S. Whitson Living Trust, dated November 1, 1996, by Quitclaim Deed dated October 28, 1998, of record in Book 11188, Page 389, said Register's Office.

The conveyance of the above described parcel of land is subject to the following: (1) The Plan of record as shown in Instrument No. 20001020-0104050, revising Plat Book 4175, Page 159, 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 3839, Page 983, and Book 4925, Page 594, and Book 4790, Page 319, Register's Office for Davidson County, Tennessee. (3) Easement to American Telephone and Telegraph Co of record in Book 1207, Page 547, Register's Office for Davidson County, Tennessee. (4) A building clearance easement of two feet in width was granted in Book 3183, Page 201, Register's Office for Davidson County, Tennessee. (5) Permanent and Temporary Easement for the construction of Bridge and Channel Change of record in Book 4355, Page 696, Register's Office for Davidson County, Tennessee. (6) Grant of gas service line or fuel line easement of record in Book 6701, Page 203, Register's Office for Davidson County, Tennessee. (7) Right of way & Easement to South Central Bell Telephone Company of record in Book 9351, Page 933, Register's Office for Davidson County, Tennessee. (8) Memorandum of Lease to BellSouth Mobility, Inc., of record in Book 10468, Page 321, Register's Office for Davidson County, Tennessee. (9) Master Deed of Belle Meade Tower Condominiums of record in Book 4469, Page 530, corrected in Book 4494, Page 489, amended in Book 4631, Page 407, Book 4631, Page 410 and Book 4851, Page 950, Instrument No. 20000803-0076841, Instrument No. 20030725-0104241, and Instrument No. 20120405-0029426, and restated in Instrument No. 20130214-0015134, Register's Office for Davidson County, Tennessee. (10) By-Laws in Book of record in Book 4469, page 549, amended in Book 5046, Page 828, Instrument No. 20000614-0059221, Instrument No. 20030902-0126376, Instrument No. 20120405-0029434, and restated in Instrument No. 20130214-0015134, Register's Office for Davidson County, Tennessee. (11) Charter of Belle Meade Tower Condominium Association of record in Instrument No. 20120405-0029415, Register's Office for Davidson County, Tennessee. (12) Grant of Easement by and between Comcast of Nashville I, LLC and Belle Meade Tower

Condominium Association of record in Instrument No. 20140314-0021538, said Register's Office. (13) 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 **105 Leake Avenue #31, 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 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 **25th** day of **April, 2017.**

Pinnacle Bank, Successor Trustee
of the Sue S. Whitson Living Trust

By: _____
Trey Tally

_____ _____

_____ _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named **Trey Tally,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Senior Vice President for **Pinnacle Bank, Successor Trustee of the Sue S. Whitson Living Trust**, and that he as such ~~Senior Vice President~~ **for Pinnacle Bank, as Successor Trustee**, executed the foregoing instrument on behalf of and as the personal act and deed of the said **Pinnacle Bank, Successor Trustee of the Sue S. Whitson Living Trust**, for the purpose therein contained, by signing the name of **Pinnacle Bank, Successor Trustee of the Sue S. Whitson Living Trust,** by himself as Senior Vice President

Witness my hand and official seal at Nashville, Tennessee, this **25th** day of **April, 2017.**

_____
Notary Public

My Commission Expires: 7-3-17

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