BILL GARRETT, Davidson County
Trans:T20170071370 DEEDWARR
Recvd: 08/17/17 09:27 2 pgs
Fees:13.00 Taxes:492.10
20170817-0084439

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 133,000
, Affiant
Subscribed and sworn before me this the
17 Day of August, 2017.
S. Chandler, Deputy Register

SEE
DSON

eration or value, whichever is greater,
ne Hundred Thirty Three Thousand).

AFFIANT

Subscribed to and sworn before me this 16th day of August, 2017.

NOTARY PUBLIC MY COMMISSION EXPIRES:

JEFFREY M. GRISSIM
STATE OF TENNESSEE (NOTARY SEAL)
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 7, 2020

THIS INSTRUMENT PREPARED BY
AND PLEASE RETURN TO:
GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Victor Hazelwood 124 Lake Terrace Drive Hendersonville, TN 37075	SAME AS NEW OWNER	116130C06300CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **KYLE KINLOCH, AN UNMARRIED MAN** HEREINAFTER CALLED THE **GRANTOR(S)**, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **VICTOR HAZELWOOD**, HEREINAFTER CALLED THE **GRANTEE(S)**, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

Real estate situated in Davidson County, Tennessee, being Apartment No. 63 in Belle Meade Tower, a horizontal property regime located at 105 Leake Avenue in Nashville, Davidson County, Tennessee, as shown on the Plan of Belle Meade Tower, of record in Book 4175, Page 159 and Revised Plat of Belle Meade Tower in Instrument No. 20001020-0104050, Register's Office for Davidson County, Tennessee, and described in a Master Deed of record in Book 4469, Page 530, as amended by Deed of Correction relating to the Master Deed of record in Book 4494, Page 489, and further amended by instrument of record in Book 4631, Page 407 and Book 4631, Page 410, said Register's Office, to which reference is hereby made for a more complete description. Parking Space No. 51 in the garage attached to the building of Belle Meade Tower is a limited common element for the exclusive use of the co-owner of said apartment.

Together with each and all of the rights, privileges, and appurtenances thereunto belonging, as set forth in the Master Deed above referred to in Book 4469, Page 530, as set forth in the Master Deed above referred to in Book 4469, Page 530, as amended and corrected referred to above, Surveyor's Plans and Administrative By-Laws, including without limitation, such unit's undivided percentage interest in the land and general common elements.

Being the same property conveyed to Patricia Sams Kinloch by deed from Beulah A. Confer, unmarried, of record in Book 10349, Page 559, dated February 10, 1997 and recorded February 14, 1997, Register's Office for Davidson County, Tennessee. The said Patricia Sams Kinloch having since died July 24, 2016 intestate leaving Kyle Kinloch her heir at law by Affidavit of Heirship recorded in Instrument No. 20170817-0084437, and Instrument No. 20170817-0084438, Register's Office for Davidson County, Tennessee.

Being also known as 105 Leake Avenue, Unit 63, Nashville, Tennessee 37205.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(X) IMPROVED ( ) UNIMPROVED	Property known as: **105 LEAKE AVENUE UNIT 63** **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(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

LTSR Number: GTE File: 2017084653

WITNESS, this 16th day of August, 2017

Kyle Kinloch

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 16th day of August, 2017, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Kyle Kinloch** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 16th day of August, 2017.

Notary Public

Commission Expires:

JEFFREY M. GRISSIM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 7, 2020