G#30007-2

BOX #14

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170072792 DEEDWARR
Recvd: 08/22/17 13:48 2 pgs
Fees:13.00 Taxes:1683.50
20170822-0086181

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is **$455,000.00.**

Kathy Goodson
Affiant

Subscribed and sworn to before me, this the 22nd day of August, 2017.

Anna Agee
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
Laura D. Greenspan and Diane B. Greenspan	**"New Owner"**	**116030M31700CO**
4120 Ridgefield Drive #317		
Nashville, TN 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,

Andrea L. Collins Wheeler and husband, Daniel Kyle Wheeler

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

Laura D. Greenspan, unmarried, and Diane B. Greenspan, unmarried, tenants in common with rights of survivorship

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:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 317, Plan of Belle Meade Court Condominium, a Horizontal Property Regime, created under Title 66, Chapter 27, Section 101, et seq. as amended, in the Tennessee Code Annotated, and as established by Master Deed and By-Laws of record as Instrument No. 20081223-0122172 and Amendment to the By-Laws of record in Instrument No. 20101207-0097450, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in said Master Deed. Reference is hereby made to the plat of Belle Meade Court Condominium as shown on Exhibit "D" to the Master Deed, of record in Instrument No. 20081223-0122172, said Register's Office, for a more complete description.

TOGETHER with Parking Space Nos. 102 and 103, and one storage area, specifically Storage Area No. 24, provided that the right to own, use and/or assign said parking areas and storage area shall be governed by the terms and conditions of the referenced Master Deed.

BEING the same property conveyed to Andrea L. Collins, an unmarried woman, by Warranty Deed dated August 25, 2011, from AG/KRE Belle Meade, L.L.C., a Delaware limited liability company, formerly known as A&M Capre Investors BP I - Belle Meade Condos, LLC, a Delaware limited liability company, of record in Instrument No. 20110913-0070824, Register's Office for Davidson County, Tennessee. The said Andrea L. Collins having married and is now known as Andrea L. Collins Wheeler.

DANIEL Kyle Wheeler, spouse of the above named Andrea L. Collins Wheeler, joins in this conveyance for the purpose of releasing any and all rights he may have in and to the above described property, including any marital rights and homestead exemption.

THE conveyance of the above described parcel of land is subject to the following:

1) All matters shown on the Plan as set out on Exhibit "D" to the Master Deed of record in Instrument No. 20081223-0122172, Register's Office for Davidson County, Tennessee;

2) The Premises herein conveyed 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 and By-Laws of Belle Meade Court Condominium establishing a Horizontal Property Regime, of record as aforementioned, said Register's Office;

3) Amendment to the By-Laws of record in Instrument No. 20101207-0097450, said Register's Office;

4) Charter of Belle Meade Court Condominium Association, Inc., of record in Instrument No. 20081217-0120665, said Register's Office;

5) Subject to all matters shown on the Plan of record in Instrument No. 20081112-0111752, said Register's Office;

6) Stormwater Detention Agreement of record as Instrument No. 20070208-0016683, said Register's Office;

7) Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances of record in Instrument No. 20070306-0027614, said Register's Office;

8) Declaration of Right-of-Way Easement Agreement with Covenants and Restrictions of record as Instrument No. 20070404-0040334, Register's Office for Davidson County, Tennessee; and,

9) Taxes for the current year which have been prorated and assumed by the Grantees herein and subsequent years, not yet due and payable.

This is improved property, known as: **4120 Ridgefield Drive #317, 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 **22nd** day of **August, 2017.**

Andrea L. Collins Wheeler

Andrea L. Collins Wheeler

Daniel Kyle Wheeler

Daniel Kyle Wheeler

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Andrea L. Collins Wheeler and husband, Daniel Kyle Wheeler,** 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 **22nd** day of **August, 2017.**

Notary Public

My Commission Expires: 1/17/21

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY