WARRANTY DEED

Bill Garrett Davidson County
Batch# 17631 DEEDWARR
10/24/2017 03:44:12 PM 2 pgs
Fees: $13.00 Taxes: $2,312.50

20171024-0109131

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

R-VRES-17-1511B

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION ~~OR VALUE~~, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $625,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF OCTOBER, 2017.

Notary Public

MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Leigh Brown	New Owner	
(NAME) **1511 B Gale Lane**	(NAME)	**117-08-0L-002.00-CO**
(ADDRESS) **Nashville, TN 37212**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **LILLIAN WILLIAMS, TRUSTEE OF THE MICHAEL MAE TRUST DATED JANUARY 1, 2013,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LEIGH BROWN, AN UNMARRIED WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 2 of Belmont Place, a Horizontal Property Regime created under Title 66, Chapter 27, Section 101, et seq. amended, Tennessee Code Annotated, and as established by Declaration and Master Deed establishing a Horizontal Property Regime for Belmont Place of record in Instrument No. 20080314-0026225 amended in Instrument No. 20080324-0029274 and Instrument No. 20170308-0023104, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in common elements appurtenant to said Unit as set forth in said Master Deed. Reference is hereby made to said site plan as attached as Exhibit B to said Master Deed.

Being the same property conveyed to Lillian William, Trustee of the Michael Mae Trust dated January 01, 2013 by Warranty deed from Cornerstone Investments, Inc. of record in Instrument No. 20130219-0016138 Register's Office for Davidson County, Tennessee, dated February 14, 2013 and recorded on February 19, 2013.

This conveyance is subject to:
- Taxes for the year 2017 and subsequent.
- Plan of record in Plat Book 421, Page 170 and Exhibit B of Master Deed in 20080314-0026225, Register's Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of Belmont Place of record in Instrument Number 20080314-0026225 and amended in Instrument No. 20080402-0029274 and Instrument No. 20170308-0023104, Register's Office for Davidson County, Tennessee.
- Driveway Easement of record in Instrument Number 20070131-0012918, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1511 B Gale Lane, Nashville, Tennessee 37212**.

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. 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 the 20th DAY OF OCTOBER, 2017.

The Michael Mae Trust dated January 1, 2013

BY: _____, Trustee
Lillian Williams
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LILLIAN WILLIAMS, TRUSTEE of THE MICHAEL MAE TRUST DATED JANUARY 1, 2013, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 20th of October, 2017.

_____
Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03-03-2020

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212