PREPARED BY (AND RETURN TO):

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Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

Bill Garrett Davidson County
Batch# 26652 DEEDWARR
11/16/2017 02:45:57 PM 2 pgs
Fees: $13.00 Taxes: $832.50
20171116-0117928

W & I Ref: (DM) Title No.: 59299
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Suzanne C. Lafond 105 Leake Avenue #27 Nashville, TN 37205	Marc Stengel Kermit C. Stengel Co. 201 4th Ave. N. Suite 1960 Nashville, TN 37219-2156

TAX MAP PARCEL NUMBERS: 116130C02700CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$225,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Lynne Todd Edgerton, Co-Trustee and their successors in trust of the Kirkland W. Todd, Jr., Trust, dated November 11, 2007 as amended and restated June 5, 2013,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Suzanne C. Lafond,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 27, together with Parking Space No. 23 of Revised Bell Meade Tower, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Instrument No. 20001020-0104050, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Lynne Todd Edgerton, Trustee of the Lynne Todd Edgerton Family Trust UAD April 5, 2004 by Warranty Deed from Virginia J. Cook, unmarried, dated July 7, 2004 and recorded on July 13, 2004 of record in Instrument No. 20040713-0083557, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated July 16, 2007, recorded on July 17, 2007 of record in Instrument No. 20070717-0084898, said Register's Office, subject property was conveyed to Kirkland Wiley Todd, Jr., Subject property was further conveyed 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, of record in Instrument No. 20160113-0003493, said Register's Office.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2018, and subsequent years; The Plan, with Owner's Certificate, of record in Instrument No. 20001020-0104050, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description. Easement to Comcast of Nashville of record in Instrument No. 20140314-0021538, said Register's Office. Right of Way and Easement to Bell South Telecommunications of record in Book 9351, page 933, said Register's Office. The provisions of the condominium Master Deed of record Instrument No. 20130214-0015134, Instrument No. 20170808-0081199, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessment, liens and other matters.

This is improved property, known as 105 Leake Avenue, # 27, 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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 14th day of November, 2017

Lynne Todd Edgerton Co-Trustee
Lynne Todd Edgerton, Co-Trustee

Liza Todd Edgerton, co trustee
Liza Todd Edgerton, Co-Trustee

State of Tennessee

County of Davidson

On this 15th day of November, 2017, before me the undersigned authority, personally appeared **Lynne Todd Edgerton, Co-Trustee of the Kirkland W. Todd, Jr., Trust, dated November 11, 2007 as amended and restated June 5, 2013,** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Brittany Dixie Eversberg
Notary

My Commission Expires: 11/8/2019 04/30/2020

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

State of Virginia

~~County~~ City **of** Charlottesville

Notary

On this 14th day of November, 2017, before me the undersigned authority, personally appeared **Liza Todd Edgerton, Co-Trustee of the Kirkland W. Todd, Jr., Trust, dated November 11, 2007 as amended and restated June 5, 2013,** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: 04/30/2020

Brittany Dixie Eversberg
Notary

Brittany Dixie Eversberg
Commonwealth of Virginia
Notary Public
Commission No. 7656640
My Commission Expires 4/30/2020

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $225,000.00.

Suzanne LaJoie
Affiant

Sworn and subscribed before me this 15th day of November, 2017.

My Commission Expires: 1-8-2019

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

Notary