Bill Garrett Davidson County
Batch# 75219 DEEDWARR
04/02/2018 10:29:30 AM 3 pgs
Fees: $18.00 Taxes: $621.60
20180402-0030053

Prepared by:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF Wilson
The actual consideration or value, whichever is greater, for this transfer is $168,000.00.

Affiant

Subscribed and sworn to before me, this 30 day of March, 2018.

Notary Public
My commission expires: 12/20/2020

CHERI D BAYER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 12-20-2020

06-1803-76885

Address of New Owner:	Send Tax Bills to:	Tax Information:
Karl M. Frisch 21 Vaughans Gap Road, Unit 35 Nashville TN 37205	Karl M. Frisch 6325 Chickering Ct. Nashville, TN 37215	129-15-0-A-035.00 CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **William Edward Alley and Ann Alley Martin, Successor Co-Trustees of the Bobbie D. Alley Revocable Living Trust dated December 23, 2015**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Karl M. Frisch, married**, hereinafter called the Grantees, their successors 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, being Unit No. 35, on the Plan of Belle Meade Highlands Condominium created under Title 66, Chapter 27, Section 101, et seq., as amended Tennessee Code Annotated, and as established by a Master Deed of record in Book 7091, Page 302; Instrument No. 20080424-0042111; Instrument No. 20150520-0046371; and Instrument No. 20150818-0083106, Register's Office for said County, together with the undivided percentage interest in the common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Belle Meade Highlands Condominium as set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of such Unit.

Being the same property conveyed to Bobbie D. Alley, unmarried and Elmer L. Alley, unmarried by deed from United Residuals, Limited, a Tennessee Limited Partnership, dated October 18, 1988, recorded November 21, 1988, of record in Book 7707, Page 824, Register's Office for Davidson County, Tennessee. The said Elmer L. Alley having since died testate on June 9, 2008 and said property vested in Bobbie D. Alley as the surviving joint tenant. Elmer L. Alley's estate was probated in the Probate Court for Davidson County, Tennessee under Docket No. 08P-1620 for the purpose of establishing a muniment of title of real estate, and no formal estate administration was conducted, as stated in deed of record in Instrument No. 20180105-0001740, said Register's Office.

Further being the same property conveyed to Bobbie D. Alley, Trustee of the Bobbie D. Alley Revocable Living Trust dated December 23, 2015 by Quitclaim Deed from Bobbie D. Alley, dated December 23, 2015, recorded January 5, 2018, of record in Instrument No. 20180105-0001740, Register's Office for Davidson County, Tennessee. The said Bobbie D. Alley having since died on December 12, 2017. William Edward Alley and Ann Alley Martin, are both Successor Co-Trustees of the Bobbie D. Alley Revocable Living Trust dated December 23, 2015.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 21 Vaughans Gap Road, Unit 35, 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, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 28th day of March, 2018.

William Edward Alley Successor Co-Trustee

William Edward Alley, Successor Co-Trustee of the Bobbie D. Alley Revocable Living Trust dated December 23, 2015

Ann Alley Martin Successor Co-Trustee

Ann Alley Martin, Successor Co-Trustee of the Bobbie D. Alley Revocable Living Trust dated December 23, 2015

STATE OF Wy
COUNTY OF Fremont

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named William Edward Alley, Successor Co-Trustee of the Bobbie D. Alley Revocable Living Trust dated December 23, 2015, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal at Lander, ~~Tennessee~~ Wyoming, this 28 day of March, 2018.

JODY D. COLLINS NOTARY PUBLIC COUNTY OF FREMONT STATE OF WYOMING MY COMMISSION EXPIRES JULY 14, 2018

Jody D Collins
Notary Public at Large

My commission expires: 7-14-18

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Ann Alley Martin, Successor Co-Trustee of the Bobbie D. Alley Revocable Living Trust dated December 23, 2015, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal at Mt Juliet Tennessee, this 30 day of March, 2018.

Cheri D. Bayer
Notary Public at Large

CHERI D BAYER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 12-20-2020

My commission expires: 12/20/2020

True Copy Certification

I, Jason Nguyen, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Wilson

Personally appeared before me, Cheri D. Bayer, a notary public for this county and state, Jason Nguyen, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: _____

{Notary' Seal}

