29726-8 Box 14

WARRANTY DEED

Bill Garrett Davidson County
Batch# 93338 DEEDWARR
05/17/2018 09:20:22 AM 3 pgs
Fees: $18.00 Taxes: $1,942.50

20180517-0047127

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$525,000.00.**

Affiant

Subscribed and sworn to before me, this the 16th day of May, 2018.

Notary Public

My commission expires: 3-8-22
(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
CCT Holdings, LLC, a Tennessee limited liability company	**New Owner**	**Map 116-13-0-C Parcel 001.00co**
4415 Granny White Pike		
Nashville, TN 37204		

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,

Scott R. Green, a married man, as Personal Representative, and Scott R. Green, a married man, individually, and Meredith J. Green, an married woman, individually, as the sole Heirs-at-Law of Sarah Hunter Green

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

CCT Holdings, LLC, a Tennessee limited liability company

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:

Land in Davidson County, Tennessee, being Apartment No. 1 in Belle Meade Tower, a horizontal property regime located at 105 Leake Avenue in Nashville, Davidson, Tennessee, as shown on the plan of Belle Meade Tower, recorded in Book 4175, Page 159, as corrected by Engineer's Certificate of Correction of record in Book 4494, Page 498, Register's Office for Davidson County, Tennessee. Parking space No. 35 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. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the property, apartments, co-owners and tenants of Belle Meade Tower contained in the Master Deed and the By-Laws appended thereto, of record in Book 4469, Page 530, Book 4469, Page 549, as amended by a Deed of correction relating to the Master Deed in Book 4494, Page 489, further amended in Book 4631, Page 407, and Book 4631, Page 410, Amendment to Master Deed and By-Laws in Book 4851, Page 950, amended in Book 5046, Page 828, Instrument No. 20000614-0059221, Instrument No. 20000803-0076841, Instrument No. 20030725-0104241, Instrument No. 20030902-0126376, Instrument No. 20120405-0029426, and Instrument No. 20120405-0029434 Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof.

Being the same property conveyed to Sarah Hunter Green, by Deed dated November 8, 2013 from The Estate of Rogers Clark Caldwell Buntin, of record in Instrument No. 20131112-0116743, Register's Office for Davidson County, Tennessee. The said Sarah Hunter Green died intestate on October 15, 2015. Scott R. Green and Meredith J. Green (children) were determined to be the sole heirs-at-law by Affidavits of Heirship, of record in Instrument Nos. 20180517-0047126 & 20180517-0047125, said Register's Office. Order Appointing Personal Representative has been admitted to Circuit Court under File No. 2015-CP-002246, Twentieth Judicial Circuit for Collier County, Florida. Pursuant to said Order, Scott R. Green appointed personal representative for administration of the estate of Sarah Hunter Green, deceased.
The property has never been the principal residence of Grantors or Grantors' spouses.

Conveyance of the above described property is subject to the following: 1) The Plan of record in Plat Book 4175, Page 159, as corrected in Book 4494, Page 498, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2) Easement for Sanitary Sewer and/or Storm Drainage of record in Book 3839, Page 983, Book 4790, Page 319, and Book 4925, Page 594, Register's Office for Davidson County, Tennessee. 3) Master Deed of Belle Meade Tower Condominiums, of record in Book 4469, Page 530, Deed of Correction in Book 4494, further amended in Book 4631, Page 407, Book 4631, Page 410, Amendment to Master Deed and By-Laws in Book 4851, Page 950, and Instrument No. 20000803-0076841, Instrument No. 20030725-0104241 and Instrument No. 20120405-0029426, said Register's Office. 4) By-Laws of Belle Meade Tower Homeowners' Association, Inc. of record in Book 4469, Page 549, as amended in Book 5046, Page 828, and further amended in Instrument No. 20000614-0059221, Instrument No. 20030902-0126376, and Instrument No. 20120405-0029434, Register's Office for Davidson County, Tennessee. 5) Right of Way and Easement of record in Book 9351, Page 933, said Register's Office. 6) Charter of Belle Meade Tower Condominium Association of record in Instrument No. 20120405-0029415, Register's Office for Davidson County, Tennessee. 7) Restated Master Deed and By-Laws of Belle Meade Tower, a Condominium, of record in Instrument No. 20130214-0015134, said Register's Office. 8) Grant of Easement by and between Comcast of Nashville I, LLC and Belle Meade Tower Condominium Association, of record in Instrument No. 20140314-0021538, said Register's Office. 9) Easement to American Telephone and Telegraph Co. of record in Book 1207, Page 547, said Register's Office. 10) Easement for building clearance of record in Book 3183, Page 201, said Register's Office. 11) Easement to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 4355, Page 696, said Register's Office. 12) Easement to Nashville Gas Company of record in Book 6701, Page 203, said Register's Office. 13) Subject to all matters shown on the Plan of record in Book 4175, Page 159, as corrected in Book 4494, Page 498, said Register's Office. 14) Amendment to Rules and Regulations of record in Instrument No. 20170808-0081199, said Register's Office. 15) Taxes for the current year prorated and assumed by Grantee.

This is improved (__x__) Unimproved (____) property, known as **105 Leake Avenue #1, 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 10 day of **May, 2018.**

Scott R. Green PR

Scott R. Green, Personal Representative of the Estate of Sarah Hunter Green

Meredith J. Green, individually

Scott R. Green

Scott R. Green, individually

STATE OF Tennessee)
COUNTY OF McMinn)

Personally appeared before me, a Notary Public of said County and State, **Scott R. Green, both individually and as the Personal Representative of the Estate of Sarah Hunter Green,** the within named seller, 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 official seal at Nashville, Tennessee, this 10 day of **May, 2018.**

Christine P. Gephart

Notary Public

CHRISTINE P. GEPHART
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MCMINN

My Commission Expires: 19 October 2021

STATE OF _____)
COUNTY OF _____)

Personally appeared before me, a Notary Public of said County and State, **Meredith J. Green,** the within named seller, 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 official seal at Nashville, Tennessee, this ____ day of **May, 2018.**

_____

Notary Public

My Commission Expires:_____

This is improved (__x__) Unimproved (____) property, known as **105 Leake Avenue #1, 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 11 day of **May, 2018.**

Scott R. Green, Personal Representative of the Estate of Sarah Hunter Green

Meredith J. Green, individually

Scott R. Green, individually

STATE OF _____)
COUNTY OF _____)

Personally appeared before me, a Notary Public of said County and State, **Scott R. Green, both individually and as the Personal Representative of the Estate of Sarah Hunter Green,** the within named seller, 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 official seal at Nashville, Tennessee, this _____ day of **May, 2018.**

Notary Public

My Commission Expires:_____

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public of said County and State, **Meredith J. Green,** the within named seller, 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 official seal at Nashville, Tennessee, this 11 day of **May, 2018.**

Notary Public

My Commission Expires: 10-29-19

DIANA AUBIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.