30797-8 Box 14

WARRANTY DEED

Bill Garrett Davidson County
Batch# 106396 DEEDWARR
06/19/2018 10:41:05 AM 2 pgs
Fees: $13.00 Taxes: $1,091.50

20180619-0058836

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$295,000.00.**

Affiant

Subscribed and sworn to before me, this the 15th day of June, 2018.

Notary Public

My commission expires: 3-8-22
(AFFIX SEAL)

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
Patricia Wallendorf Wallace	**New Owner**	**Map 116-13-0-C Parcel 061.00co**
105 Leake Avenue #61		
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,

Anne B. Bonds, unmarried

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

Patricia Wallendorf Wallace, unmarried woman

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 Unit No. 61 together with Parking Space No. 48 on the Revised Plan of Belle Meade Tower Condominium Apartments, of record in Instrument No. 20001020-0104050, revising Plat Book 4175, Page 159, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Belle Meade Tower, a horizontal property regime established by Master Deed of record in Book 4469, Page 530, corrected in Book 4494, Page 489, amended in Book 4631, Pages 407 and 410, and Book 4851, Page 950, Instrument No. 20000803-0076841, Instrument No. 20030725-0104241, and Instrument No. 20120405-0029426, and restated in Instrument No. 20130214-0015134, and By-Laws of record in Book 4469, Page 549, amended in Book 5046, Page 828, Instrument No. 20000614-0059221, Instrument No. 20030902-0126376, Instrument No. 20120405-0029434 and Instrument No. 20170808-0081199, said Register's Office.

Being the same property conveyed to Anne B. Bonds, by Special Warranty Deed dated July 28, 2011 from Cumberland Trust and Investment Company of Nashville, Executor of the Estate of Betty B. Kinney, Deceased, of record in Instrument No. 20110801-0058565, Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to the following: (1) The Plan of record as shown in Instrument No. 20001020-0104050, revising Plat Book 4175, Page 159, 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) Easement to American Telephone & Telegraph Co. of record in Book 1207, Page 547, said Register's Office. (4) Easement Agreement for drainage of record in Book 3183, Page 201, said Register's Office. (5) Permanent and Temporary Easement for the Construction of Bridge and Channel Change of record in Book 4355, Page 696, said Register's Office. (6) Grant of Gas Service Line or Fuel Line Easement of record in Book 6701, Page 203, said Register's Office. (7) Right of Way and Easement to BellSouth Telecommunications of record in Book 9351, Page 933, said Register's Office. (8) Memorandum of Lease to BellSouth Mobility Inc. of record in Book 10468, Page 321, said Register's Office. (9) Grant of Easement to Comcast of Nashville I, LLC of record in Instrument No. 20140314-0021538, said Register's Office. (10) Master Deed of Belle Meade Tower Condominiums of record in Book 4469, Page 530, corrected in Book 4494, Page 489, amended in Book 4631, Page 407, Book 4631, Page 410, Book 4851, Page 950, Instrument No. 20000803-0076841, Instrument No. 20030725-0104241, Instrument No. 20120405-0029426, and restated Master Deed and By-Laws in Instrument No. 20130214-0015134, said Register's Office. (11) By-Laws of Belle Meade Tower of record in Book 4469, Page 549, amended in Book 5046, Page 828, Instrument No. 20000614-0059221, Instrument No. 20030902-0126376, Instrument No. 20120405-0029434 and Instrument No. 20170808-0081199, said Register's Office. (12) Charter of Belle Meade Tower Condominium Association of record in Instrument No. 20120405-0029415, said Register's Office. (13) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved (__X__) Unimproved (_ ___) property, known as **105 Leake Avenue #61, 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 **15th** day of **June, 2018.**

Anne B. Bonds

Anne B. Bonds

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Anne B. Bonds,** 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 **15th** day of **June, 2018.**

Notary Public

My Commission Expires: 10-29-19