Box 14

Bill Garrett Davidson County
Batch# 113260 DEEDWARR
07/09/2018 08:58:42 AM 5 pgs
Fees: $28.00 Taxes: $4,810.00
20180709-0065766

THIS INSTRUMENT PREPARED BY:
Adams and Reese LLP (FRH)
424 Church Street, Suite 2700
Nashville, Tennessee 37219

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL
Edwin W Robinson and Allison G Robinson 715 Belle Meade Boulevard Unit D-3/E-3 Nashville, Tennessee 37205	Same	Map 130-06-0-A Parcels 11 and 12 FB BM 04868 and 04869

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **DOUGLAS HENRY JOYCE AND ALEXIS JONES JOYCE** (hereinafter the "Grantors"), have bargained and sold, and by these presents do hereby transfer, assign and convey unto **EDWIN W. ROBINSON AND WIFE, ALLISON G. ROBINSON** (the "Grantees"), their heirs and assigns, that certain tract or parcel of land in Nashville, Davidson County, Tennessee, described on Exhibit A, attached hereto and incorporated herein by reference.

This is improved real property known as Units D-3 and E-3 of Belle Meade Condominiums, 715 Belle Meade Boulevard, Nashville, Davidson County, Tennessee 37205.

The conveyance of the property herein, and all covenants and warranties of Grantors contained herein, are made expressly subject to those matters set forth on Exhibit B, attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD said property, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, and Grantees' heirs and assigns, forever. Grantors covenant that they are lawfully seized and possessed of the property in fee simple, have the right to convey the same, and that the title thereto is free from all encumbrances, except as otherwise set forth herein. Grantors further covenant and bind themselves, and their successors and assigns, to warrant and forever defend the title to said property to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this instrument to be executed as of the 3rd day of July, 2018.

GRANTORS:

DOUGLAS HENRY JOYCE

ALEXIS JONES JOYCE, by Douglas H. Joyce, Attorney-In-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid personally appeared DOUGLAS HENRY JOYCE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office, this 3rd day of July, 2018.

NOTARY PUBLIC

My Commission Expires:

FRED RUSSELL HARWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 5, 2020

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid personally appeared DOUGLAS H. JOYCE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument as attorney-in-fact on behalf of ALEXIS JONES JOYCE for the purposes therein contained and further acknowledged that such person executed the same as the free act and deed of ALEXIS JONES JOYCE.

WITNESS my hand, at office, this 3rd day of July, 2018.

NOTARY PUBLIC

My Commission Expires:

FRED RUSSELL HARWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires: May 5, 2020

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $1,300,000.00.

Affiant

Subscribed and sworn to before me
this 3rd day of July, 2018.

Notary Public
My Commission Expires: 3/3/20

VICKI A. JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

EXHIBIT A

Land in Davidson County, Tennessee, being Unit Nos. D-3 and E-3, on the Horizontal Property Regime for Belle Meade Condominiums, as recorded in the Master Deed of record in Book 5969, page 829, as amended in Book 6020, page 72, and Book 6425, page 685, re-recorded in Book 6443, page 489, as amended and restated in Book 7063, page 125, as amended in Instrument No. 20090223-0015611, and further amended in Instrument No. 20180522-0049053, in the Register's Office of Davidson County, Tennessee, and more particularly described in Plat Book 5200, page 469, revised in Book 6250, page 222, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description, together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to DOUGLAS HENRY JOYCE and ALEXIS JONES JOYCE, by Quitclaim Deed from DOUGLAS HENRY JOYCE AND ALEXIS JONES JOYCE, TRUSTEES UNDER THAT CERTAIN TENNESSEE QUALIFIED PERSONAL RESIDENCE TRUST ESTABLISHED BY MARGARET HENRY WOOD UNDER DATE OF JULY 28, 1997, of record in Instrument No. 20180209-0013452, dated February 2, 2018, said Register's Office.

This is improved property known as Units D-3 and E-3 of Belle Meade Condominiums, 715 Belle Meade Boulevard, Nashville, Davidson County, Tennessee 37205.

EXHIBIT B

1. General or special taxes and assessments required to be paid in the year 2018 and subsequent years for Map-Par. 130-06-0A-011.00 CO and 130-06-0A-012.00 CO.

2. Matters shown on the Plan of record in Plat Book 5200, page 469 and Plat Book 6250, page 222, said Register's Office of Davidson County.

3. Sanitary Sewer Easement of record in Book 5972, page 181, said Register's Office.

4. Declaration of Covenants, Conditions, Liens, Easements, By-Laws and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in Master Deed of record in Book 5969, page 829, Book 6020, page 72, Book 6425, page 685 which was rerecorded in Book 6443, page 489, amended and restated in Book 7063, page 125 and amended in Book 9551, page 426 and further amended in Instrument No. 20090223-0015611, said Register's Office, and further amended in Instrument No. 20180522-0049053, said Register's Office.

5. Assessments set out in Declaration of Covenants, Conditions and Restrictions contained in Master Deed of record in Book 5969, page 829, said Register's Office.

6. Easements set out in Declaration of Covenants, Conditions and Restrictions contained in Master Deed of record in Book 5969, page 829, said Register's Office.