WARRANTY DEED

Bill Garrett Davidson County
Batch# 129140 DEEDWARR
08/15/2018 10:28:58 AM 2 pgs
Fees: $13.00 Taxes: $719.65

20180815-0080665

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $194,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF AUGUST, 2018.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

W-FSBO-18-105-24

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Rebecca Murray Clayton	New Owner	
(NAME)	(NAME)	**116-13-0C-024.00**
105 Leake Avenue #24		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MARY JANICE ELLIOTT N/K/A JANICE ELLIOTT MORGAN, A MARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold. and by these presents do/does transfer and convey unto **REBECCA MURRAY CLAYTON,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 24, together with Parking Space #40, on the Plan of Belle Meade Tower (Revised), of record in Plat Book 4175, Page 159, as revised in Instrument No. 200001020-0104050, together with the Master Deed of record in Book 4469, page 530, Book 4494, page 489, Book 4631, page 410, Book 4851, page 950, Book 5046, page 828, as amended in Instrument No. 20030725-0104241, Further amended in Instrument No. 20000614-0059221, and further amended in Instrument No. 20000803-0076841 and Instrument No. 20120405-0029426, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Mary Janice Elliott by Warranty Deed from Betty G. Willis, unmarried of record in Instrument No. 20070724-0087632 Register's Office for Davidson County, Tennessee, dated July 16, 2007 and recorded on July 24, 2007.

The herein described property is not now nor ever has been the principal place of residence of the grantor or the grantors spouse herein.

This conveyance is subject to:
- Taxes for the year 2018 and subsequent years.
- All matters shown on the Plan of record in Plat Book 4175, Page 159, as revised in Instrument No. 20001020-0104050, Register's Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of Belle Meade Tower of record in Book 4469, Page 530, corrected in Book 4494, Page 489, amended in Book 4631,Pages 407 and 410, Book 4851, Page 950, Instrument No. 20000803-0076841, Instrument No. 20030725-0104241 and Instrument No. 20120405-0029426, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 4469, Page 549, amended in Book 5046, Page 828, Instrument No. 20000614-0059221, Instrument No. 20030902-0126376 and Instrument No. 20120405-0029434 and Instrument No. 20130214-0015134, in the Register's Office for Davidson County, Tennessee.
- Memorandum of Lease of record in Book 10468, Page 321, in the Register's Office for Davidson County, Tennessee.
- Easement to American Telephone & Telegraph Co. of record in Book 1207, Page 547, in the Register's Office for Davidson County, Tennessee.
- Easement for building clearance of record in Book 3183, Page 201, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage granted Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 3839, Page 983, Book 4790, page 319 and Book 4925, page 594, in the Register's Office for Davidson County, Tennessee.

- Easement of record in Book 4355, Page 696 and Book 6701, Page 203, in the Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument No. 20120405-0029415, Register's Office for Davidson County, Tennessee.
- Right of Way & Easement to South Central Bell Telephone Co. of record in Book 9351, Page 933, in the Register's Office for Davidson County, Tennessee.
- Amendment to Rules & Regulations of Belle Meade Tower Condominium Association of record in Instrument Number 20170808-0081199, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **105 Leake Avenue #24, Nashville, Tennessee 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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 10th DAY OF AUGUST, 2018.

Janice Elliott Morgan

Mary Janice Elliott n/k/a Janice Elliott Morgan

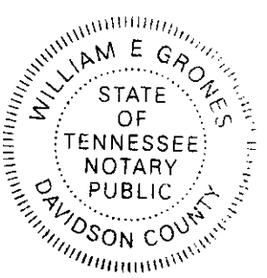
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARY JANICE ELLIOTT N/K/A MARY ELLIOTT MORGAN, 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/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 10th of August, 2018.

William E. Grones

Notary Public
My Commission Expires: 8/20/2019
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212