ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS
Emily Binning Stallings 105 Leake Avenue, #77 Nashville, TN 37205	New Owner	Map and Parcel 116-13-0-C-077.00cc
This instrument prepared by: Robert J. Notestine III, Attorney at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205		

WARRANTY D E E D

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Michael H. Sadler, a single person (The "Grantor") has bargained and sold, and by these presents do transfer and convey unto Emily Binning Stallings, a married person (The "Grantee"), Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 77, together with Parking Space No. 55 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, Book 4851, page 950, Instrument No. 20000803-0076841, Instrument No. 20030725-01014241, Instrument No. 20120405-0029426 and Restated in Instrument No. 20130214-0015134 and Bylaws 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, Instrument No. 20170808-0081199 and Instrument No. 20181029-0106810, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Catherine H. Sadler, an unmarried person by Deed dated August 20, 2001 from James A. Crossman, a married person of record in Instrument No. 20010905-0095702, Register's Office for Davidson County, Tennessee. The said Catherine H. Sadler having since died on January 27, 2009. The said property was devised to Michael H. Sadler and Mary Hunter Coltharp by the Last Will and Testament of Catherine H. Sadler of record in Docket No. 09P-196, Seventh Circuit Court for Davidson County, Tennessee (Probate Division). The said property was further conveyed to Michael Sadler and Mary Hunter Coltharp, as tenants in common without right of survivorship by Quitclaim Deed dated, January 25, 2010 from Sherry B. Hatchett, Executor of the Estate of Catherine H. Sadler of record in Instrument No. 20100125-006344 and further conveyed to Michael H. Sadler, unmarried by Quitclaim Deed dated June 27, 2011 from Mary Hunter Coltharp of record in Instrument No. 20110719-0055238, Register's Office for Davidson County, Tennessee.

Michael H. Sadler being one ant the same person as Michael Sadler.

This is improved property commonly known 105 Leake Avenue, #77, Nashville, Tennessee 37205.

Karen Johnson Davidson County
Batch# 209819 DEEDWARR
03/26/2019 08:08:18 AM 3 pgs
Fees: $18.00 Taxes: $906.50
20190326-0026986

This conveyance is subject to the following:
1. Taxes for the year 2019 and subsequent years for Davidson County.
2. The plan of record as shown in Instrument No. 20001020-0104050, revising Plat Book 4175, page 159, in the Register's Office for Davidson County, Tennessee.
3. Easement for Sanitary Sewer and/or Storm Drainage of record in Book 3839, page 983, Book 4790, page 319, Book 4925, page 594, Register's Office for Davidson County, Tennessee.
4. Easement to American Telephone and Telegraph Co. of record in Book 1207, page 547, Register's Office for Davidson County, Tennessee.
5. Easement Agreement for drainag3e in Book 3183, page 201, Register's Office for Davidson County, Tennessee.
6. Permanent and temporary Easement for the Construction of Bridge and channel Change of record in Book 4355, page 696, Register's Office for Davidson County, Tennessee.
7. Grant of Gas Service Line or Fuel Line Easement of record in Book 6701, page 203, Register's Office for Davidson County, Tennessee.
8. Right of Way and Easement to BellSouth Telecommunications of record in Book 9351, page 933, Register's Office for Davidson County, Tennessee.
9. Memorandum of Lease to Bellsouth Mobility, Inc. of record in Book 10468, page 321, Register's Office for Davidson County, Tennessee.
10. Grant of Easement to Comcast of Nashville I, LLC of record in Instrument No. 20140314-0021538, and Instrument No. 20180611-0055678, Register's Office for Davidson County, Tennessee.
11. Master Deed 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. 20030725-01014241, Instrument No. 20120405-0029426 and Restated in Instrument No. 20130214-0015134 and Bylaws 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, Instrument No. 20170808-0081199 and Instrument No. 20181029-0106810, Register's Office for Davidson County, Tennessee.
12. Charter of Belle Meade Tower Condominium Association of record in Instrument No. 20120405-0029415, said Register's Office for Davidson County, Tennessee.

(STATE OF TENNESSEE))
(COUNTY OF DAVIDSON))
( )
(The actual consideration or value, whichever is greater)
(for this transfer is $245,000.00)
( )
(Affiant
(Subscribed and sworn to before me
(this 22nd day of March 2019.
(
(Notary Public
(My Commission Expires: 11-26-22

VICKY N. MCMILLEN
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor is further covenant and bind himself, his heirs, and assigns, to warrant and forever defend the title to the Property to the said Grantee, her heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 21st day of March, 2019.

MICHAEL H. SADLER

STATE OF ~~TENNESSEE~~ MS
COUNTY OF ~~DAVIDSON~~ Alcorn

On this 21 day of March, in the year 2019, before me the undersigned, personally appeared Michael H. Sadler, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument, and acknowledged that he executed the foregoing instrument for the purpose therein contained.

My Commission Expires: _____

Cathy D. Marsh
Notary Public

CATHY DIANNE MARSH
Commission Expires 04-26-2019
NOTARY PUBLIC
Commission # 1476
Alcorn County Mississippi