#34542

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 34542-11-2018**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,450,000.00. Affiant Subscribed and sworn to before me this 20th day of May, 2019. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON COMMISSION EXPIRES MAY 5, 2020

WARRANTY DEED

Address New Owner: James C. Free 2525 Belmont Road, NW Washington, DC 20008	**Send Tax Bills To:** James C. Free 2525 Belmont Road, NW Washington, DC 20008	**Tax Information:** Map and Parcel No.: 130 06 0 A 009 00CO & 130 06 0 A 010 00CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Crit Currie and Brad Currie**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **James C. Free** ("Grantee"), his heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 715 Belle Meade Blvd., #AB-3 & C-3, Nashville, TN 37205.

This property is not now nor has it ever been the primary residence of Grantor.

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

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Karen Johnson Davidson County
Batch# 233353 DEEDWARR
05/22/2019 03:58:30 PM 5 pgs
Fees: $28.00 Taxes: $5,365.00
20190522-0048685

IN WITNESS WHEREOF, Grantor has executed this instrument on the 20th day of May, 2019.

Crit Currie

STATE OF TENNESSEE
COUNTY OF SHELBY

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Crit Curri, 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, at office, this 20th day of May, 2019.

Notary Public

My Commission Expires: 11-21-2022

RONALD H. MILLS
STATE OF TENNESSEE
NOTARY PUBLIC
SHELBY COUNTY
MY COMMISSION EXPIRES 11-21-2022

IN WITNESS WHEREOF, Grantor has executed this instrument on the 20th day of May, 2019.

Brad Currie

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Brad Currie, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of May, 2019.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 5, 2020

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit Nos. AB-3 and C-3 on the Plan of Revised Plat, Belle Meade Condominiums, of record in Plat Book 5200, page 469, revised in Book 6250, page 222, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Belle Meade Condominiums, a horizontal property regime established by Amended and Restated Master Deed of record in Book 7063, page 125, amended in Book 9551, page 426, Instrument No. 20090223-0015611, and Instrument No. 20180522-0049053, said Register's Office.

Being the same property conveyed to Crit Currie and Brad Currie by Quitclaim Deed dated December 27, 2012 from Eleanor Bradford Currie, one and the same person as Eleanor B. Currie, unmarried of record in Instrument No. 20121228-0120054, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2019, which have been prorated and assumed by Grantee. Map and Parcel No. 130 06 0 A 009 00CO & 130 06 0 A 010 00CO.
2. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Belle Made Condominiums, of record in Book 7063, page 125, amended in Book 9551, page 426, Instrument No. 20090223-0015611, and Instrument No. 20180522-0049053, Register's Office for Davidson County, Tennessee.
3. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
4. All matters appearing on the Plan of record as Book 5200, page 469, revised in Book 6250, page 222, Register's Office for Davidson County, Tennessee.
5. Easement for sanitary sewer to City of Belle Meade of record in Book 5972, page 181, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, GEORGE E. MUDTER JR., do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

GEORGE E. MUDTER, JR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L THOMAS, a notary public for this county and state, GEORGE E. MUDTER JR., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: October 7, 2019
Notary Seal:

