Karen Johnson Davidson County
Batch# 439012 DEEDWARR
07/16/2020 10:57:25 AM 2 pgs
Fees: $13.00 Taxes: $4,625.00

20200716-0077968

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is **$1,250,000.00.**

Affiant

Subscribed and sworn to before me, this the 14th day of July, 2020.

Notary Public

My commission expires: 8-7-23

(AFFIX SEAL)

KIM SEWELL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Gregory S. Persone, PC Attorney At Law
109 Westpark Drive, Suite 320, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Frances Currey Briggs, Trustee of the Frances Currey Briggs Revocable Trust under agreement dated February 28, 2014	**Frances Currey Briggs, Trustee of the Frances Currey Briggs Revocable Trust under agreement dated February 28, 2014**	**130-06-0A-001.00 CO**
715 Belle Meade Blvd. Unit AB1	**4400 Harding Pike, Suite 300**	
Nashville, TN 37205	**Nashville, TN 37205**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Elizabeth Moore Rodgers, an unmarried woman

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

Frances Currey Briggs, Trustee of the Frances Currey Briggs Revocable Trust under agreement dated February 28, 2014

HEREINAFTER CALLED THE GRANTEE, 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. AB-1, 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 and amended in Book 9551, page 426, and further amended in Instrument No. 20090223-0015611, Instrument No. 20180522-0049053, Instrument No. 20190125-0007759 and Instrument No. 20200210-0015264, 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 JOHN ALDEN RODGERS AND WIFE, ELIZABETH M. RODGERS, by deed from ADELAIDE B. FOWLER, AN UNMARRIED PERSON, of record in Book 10262, page 333, dated November 15, 1996, said Register's Office.

Further being the same property conveyed to ELIZABETH M. RODGERS, by quitclaim deed from JOHN ALDEN RODGERS, of record in Instrument No. 20140417-0032180, dated March 26, 2014 said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved (_X_) Unimproved (___) property known as **715 Belle Meade Blvd. Unit AB1, 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 Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, 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 14th day of July, 2020.

Elizabeth Moore Rodgers

Elizabeth Moore Rodgers

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Elizabeth Moore Rodgers**, the bargainor(s) 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, at office, this **14th** day of **July, 2020.**

Notary Public

My Commission Expires: 10-3-2020

GREGORY S. PERRONE
WILLIAMSON COUNTY
STATE OF TENNESSEE
NOTARY PUBLIC