Karen Johnson Davidson County
Batch# 458276 DEEDWARR
08/17/2020 10:59:30 AM 3 pgs
Fees: $18.00 Taxes: $4,810.00
20200817-0091895

#35563

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 200628196**	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 14th day of August, 2020. Notary Public My Commission Expires: 9-7-2021

DIANNE R. KIRBY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Equitable Trust Company 4400 Harding Pike, Ste 310 Nashville, TN 37205	Send Tax Bills To: New Owner 4400 Harding Pike, Ste 310 Nashville, TN 37205	Tax Information: Tax Parcel ID No. 130-06-0A-006.00 CO

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, **Melinda Owen Bass, Trustee of the Melinda Owen Bass Revocable Living Trust Agreement U/A/D November 27, 2012, as amended** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Equitable Trust Company, Trustee of the Rhett BMC Trust, U/A dated June 30, 2020** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. C-2, 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 further amended in Book 9551, page 426, in Instrument No. 20090223-0015611, in 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 MELINDA OWEN BASS, by deed from VIRGIL DAVIS HUNT, JR., ELIZABETH ALVERNE HUNT NKA ELIZABETH HUNT WALLACE AND MARTHA ANSLEY HUNT NKA MARTHA HUNT GIVHAN, DEVISEES UNDER THE LAST WILL AND TESTAMENT OF SANDRA GRAY HUNT, of record in Instrument No. 20161004-0104285 , dated September 30, 2016 , said Register's Office.

MELINDA OWEN BASS conveyed her interest to MELINDA OWEN BASS, TRUSTEE OF THE MELINDA OWEN BASS REVOCABLE LIVING TRUST AGREEMENT DATED NOVEMBER 27, 2012, AS AMENDED , by quitclaim of record in Instrument No. 20191223-0131882, dated December 20, 2019, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2020 and subsequent years for Map-Par. 130-06-0A-006.00 CO.

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

Sanitary Sewer Easement of record in Book 5972, page 181, said Register's Office.
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 Bo o k 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 further amended in Book 9551, page 426, in Instrument No. 20090223-0015611, Instrument No. 20180522-0049053, Instrument No. 20190125-0007759 and Instrument No. 20200210-0015264, said Register's Office.

This is improved property located at 715 Belle Meade Boulevard, Unit C2 Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 10th MoB day of August, 2020.

Melinda Owen Bass, Trustee of the Melinda Owen Bass Revocable Living Trust Agreement U/A/D November 27, 2012, as amended

STATE OF Florida)

COUNTY OF Palm Beach)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Melinda Owen Bass, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the Trustee of the Melinda Owen Bass Revocable Living Trust Agreement U/A/D November 27, 2012, as amended, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 10th KEH day of August, 2020.

Notary Public
Karen Elizabeth Hill
Commission GG213286
Expires 8/7/2022

My Commission Expires: KAREN ELIZABETH HILL Commission # GG 213286 Expires August 7, 2022 Bonded Thru Troy Fain Insurance 800-385-7019

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 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 2, 2023
Notary Seal:

