Karen Johnson Davidson County
Batch# 537618 DEEDWARR
12/18/2020 10:45:20 AM 2 pgs
Fees: $13.00 Taxes: $1,140.91
20201218-0150141

WARRANTY DEED

JENNA LYN PREBLE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 9, 2023

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$308,355.00.** Tracy Perry

Affiant

Subscribed and sworn to before me, this the 16th day of December, 2020.

Jenna Lyn Preble

Notary Public

My commission expires: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Lucille Grasfeder	New Owner	**Map 116-13-0-C Parcel 097.00co**
105 Leake Avenue #97		
Nashville, TN 37205		

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

Paula Watts, unmarried

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

Lucille Grasfeder, an unmarried woman

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 97, together with Parking Space 60, of the Revised Belle Meade Tower Condominium Apartments, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for Belle Meade Tower Condominiums, of record in Book 4469, Page 530, as corrected in Book 4494, Page 489, and as amended in Book 4631, Page 407, Book 4631, Page 410, Book 4851, Page 950, Instrument No. 20000803-0076841, Instrument No. 20030725-0104241, Instrument No. 20120405-0029426, and restated in Instrument No. 20130214-0015134, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, of record in Book 4469, Page 549, and as amended in Book 5046, Page 828, Instrument No. 20000614-0059221, Instrument No. 20030902-0126376, Instrument No. 20120405-0029434 and restated in Instrument No. 20130214-0015134, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the Revised Plan of Belle Meade Tower Condominium Apartments, for placement of Units, of record in Instrument No. 20001020-0104050, revising Book 4175, Page 159, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Paula Watts, unmarried, by Warranty Deed dated July 1, 2016 from Norman E. Shaw, unmarried, of record in Instrument No. 20160701-0067992, Register's Office for Davidson County, Tennessee.

This conveyance of the above described parcel of land is subject to the following: (1) The Plan of record in Instrument No. 20001020-0104050, Revising Plat Book 4175, page 159, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Easement to American Telephone and Telegraph Co of record in Book 1207, Page 547, said Register's Office. (3) Easement Agreement for drainage in Book 3183, Page 201, Register's Office of Davidson County, Tennessee. (4) Easement for Sanitary Sewer and/or Storm Drainage of record in Book 3839, Page 983 and Book 4925, Page 594, Register's Office for Davidson County, Tennessee. (5) Permanent and temporary Easement for the Construction of Bridge and Channel Change of record in Book 4355, Page 696, said Register's Office. (6) Grant of Gas Service Line or Fuel Line Easement of record in Book 6701, Page 203, said Register's Office. (7) Right of Way and Easement to BellSouth Telecommunications of record in Book 9351, Page 933, Register's Office of Davidson County, Tennessee. (8) Memorandum of Lease to Bellsouth Mobility Inc, of record in Book 10468, Page 321 and amended in Instrument No. 20200214-0017000, said Register's Office. (9) Grant of Easement to Comcast of Nashville I, LLC, of record in Instrument No. 20140314-0021538 and Instrument No. 20180611-0055678, said Register's Office. (10) Master Deed establishing a Horizontal Property Regime of Belle Meade Tower Condominiums, of record in Book 4469, Page 530, and as corrected in Book 4494, Page 489, and as amended in Book 4631, Page 407, in Book 4631, Page 410, in Book 4851, Page 950, in Instrument No. 20000803-0076841, Instrument No. 20030725-0104241, and in Instrument No. 20120405-0029426, and Restated Master Deed and By-Laws of record in Instrument No. 20130214-0015134, Register's Office for Davidson County, Tennessee. (11) By-Laws of Belle Meade Tower Homeowners' Association, Inc., of record in Book 4469, Page 549, and as amended in Book 5046, Page 828, in Instrument No. 20000614-0059221, and in Instrument No. 20030902-0126376, and in Instrument No. 20120405-0029434, Instrument No. 20170808-0081199, Instrument No. 20181029-0106810 and Instrument No. 20191002-0100771, Register's Office for Davidson County, Tennessee. (12) Charter of Belle Meade Tower Condominium Association in Instrument No. 20120405-0029415, Register's Office for Davidson County, Tennessee. (13) Amendment to Rules and Regulations of record in Instrument No. 20170808-0081199, Instrument No. 20181029-0106810, and Instrument No. 20191002-0100771, said Register's Office. (14) Taxes for the current year which were prorated and paid by the Grantor herein.

This is improved (__X__) Unimproved (____) property, known as **105 Leake Avenue #97, 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 GRANTEES 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 GRANTEES, 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 ~~30th~~ 11th day of ~~November~~ December, 2020.

Paula Watts

Paula Watts

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Paula Watts,** the within named seller, 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 and official seal at Nashville, Tennessee, this ~~30th~~ 11th day of ~~November~~ December, 2020.

Diana D Aubin

Notary Public

My Commission Expires: 10-7-2023

DIANA AUBIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.