THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Avenue - Suite 540
Nashville, Tennessee 37203
P21-29633

Karen Johnson Davidson County
Batch# 549765 **DEEDWARR**
01/08/2021 09:26:23 AM 2 pgs
Fees: $13.00 Taxes: $2,405.00

20210108-0003780

DAVID GANT
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 650,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1 DAY OF January, 2021.

Notary Public

MY COMMISSION EXPIRES: MAR 6, 2024

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William Ridley Wills, II and Irene Jackson Wills	NEW OWNER	
105 Leake Avenue, Unit 1		116130C00100CO
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **CCT Holdings, LLC, a Tennessee limited liability company,**

HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **William Ridley Wills, II and wife, Irene Jackson Wills,**

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:

Land in Davidson County, Tennessee, being Apartment No. 1 in Belle Meade Tower, a horizontal property regime located at 105 Leake Avenue in Nashville, Davidson County, Tennessee, as shown on the plan of Belle Meade Tower, recorded in Book 4175, Page 159, as corrected by Engineer's Certificate of Correction of record in Book 4494, Page 498, Register's Office of Davidson County, Tennessee, and described in a Master Deed, recorded in Book 4469, Page 530, as amended by a Deed of Correction relating to the Master Deed, of record in Book 4494, Page 489, amended in Book 4631, Page 407 and 410, Book 4790, Page 319, Book 4851, Page 950, Instrument No. 20000803-0076841 and Instrument No. 20030725-0104241, and Instrument No. 20120405-0029426 Register's Office of Davidson County, Tennessee, to which reference is hereby made. Parking Space No. 35 in the garage attached to the building of Belle Meade Tower is a limited common element for the exclusive use of the co-owner of said apartment. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the property, apartments, co-owners and tenants of Belle Meade Tower contained in the Master Deed, and the By-Laws appended thereto, recorded in Book 4469, Page 530, as amended by a deed of correction relating to the Master Deed of record in Book 4494, Page 489, Register's Office of Davidson County, Tennessee, are incorporated in this deed by reference and made part hereof the same as though copied herein.

Being the same property conveyed to CCT Holdings, LLC, a Tennessee limited liability company by Warranty deed from Scott R. Green, a married man, as Personal Representative, and Scott R. Green, a married man, individually, and Meredith J. Green, an married woman, individually, as the sole Heirs-at-Law of Sarah Hunter Green of record in Instrument No. 20180517-0047127 Register's Office for Davidson County, Tennessee, dated May 10, 2018 and recorded on May 17, 2018.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **105 Leake Avenue, Unit 1, 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, their heirs and assigns forever; and we do covenant with 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 Grantor's hand this the 7th day of January, 2021.

CCT Holdings, LLC

BY: _____
Christine Andrews, Member and Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public in and for the said County and State, personally appeared **Christine Andrews**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be a Member and Authorized Agent of **CCT Holdings, LLC**, the within named bargainor, a limited liability company, and that she executed the within instrument for the purposes stated therein by signing the name of the limited liability company by herself as such Member and Authorized Agent.

Witness my hand and official seal this the 7th day of January, 2021.

My Commission expires: _____

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-02-2024

_____
Notary Public