Karen Johnson Davidson County
Batch# 549885 DEEDWARR
01/08/2021 11:38:30 AM 6 pgs
Fees: $33.00 Taxes: $740.00
20210108-0003959

THIS INSTRUMENT PREPARED BY:
WILLIAM G. BROWN
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
150 Third Avenue South
Suite 1700
Nashville, TN 37201

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $200,000.00.

Affiant

Subscribed and sworn to before me, this 7th day of January, 2021.

Notary Public

SHARON F. MULLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires SEPT 7, 2021

My Commission Expires: 9/7/2021

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Jencie A. Tipton 105 Leake Avenue, Unit 93 Nashville, TN 37205	NEW OWNER	116-13-0C-093.0

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, BRENDA WRIGHT MOORE, CO-TRUSTEE, AND LEANN WRIGHT HENSON AND KAMELA WRIGHT STEWART, SUCCESSOR CO-TRUSTEES OF THE JOHN W. MOORE, JR. AND BRENDA WRIGHT MOORE COMMUNITY PROPERTY

TRUST WITH REMAINDER FOR LEANN WRIGHT HENSON AND KAMELA WRIGHT STEWART, DATED NOVEMBER 4, 2014, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto JENCIE A. TIPTON, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

A certain condominium apartment in Davidson County, Tennessee being Unit No. 93 along with parking space No. 45 on the Plan of Revised Belle Meade Tower Condominium Apartments, of record in Instrument No. 20001020-0104050, revising Book 4175, page 159, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to CORA J. CRAVEN, UNMARRIED, by deed from JOHN WARD MOORE, JR., MARRIED, of record in Instrument No. 20050204-0013451, dated February 2, 2005, said Register's Office.

Being further conveyed to BRENDA WRIGHT MOORE, by quitclaim deed from CORA J. CRAVEN, of record in Instrument No. 20060829-0106488, dated August 15, 2006, said Register's Office.

Being further conveyed to BRENDA WRIGHT MOORE AND JOHN W. MOORE, JR. by quitclaim deed from BRENDA WRIGHT MOORE, of record in Instrument No. 20141106-0102745, dated November 4, 2014, said Register's Office.

Being further conveyed to BRENDA WRIGHT MOORE, JOHN W. MOORE, JR. (DECEASED), ELIZABETH M. KELTNER AND TOM PRICE, AS CO-TRUSTEES AND SUCCESSORS OF THE JOHN W. MOORE, JR. AND BRENDA WRIGHT MOORE COMMUNITY PROPERTY TRUST WITH REMAINDER FOR LEANN WRIGHT HENSON AND KAMELA WRIGHT STEWART, DATED NOVEMBER 4, 2014, of record in Instrument No. 20141117-0105651, dated November 4, 2014, said Register's Office. By Resignation of Co-Trustee and Appointment of Successor Co-Trustees of record in Instrument No. _____202101080003957_____, said Register's Office, Tom Price resigned as Co-Trustee, Elizabeth Keltner, being one and the same person as Elizabeth M. Keltner, confirmed that she was not appointed and never served as Co-Trustee, and Leann Wright Henson and Kamela Wright Stewart were appointed as Successor Co-Trustees. Reference is further made to Certification of Trust of record in Instrument No. 202101080003958, said Register's Office.

This conveyance is made subject to:

1. Taxes for the year 2021 and subsequent years. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Matters shown on the Plan of record as Instrument No. 20001020-0104050, said Register's Office.

3. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 4469, page 530, Book 4494, page 489, Book 4631, page 407, and Book 4631, page 410 and Book 4851, page 950, Book 5046, page 828, Instrument No. 200006140059221, Instrument No. 200008030076841 Instrument No. 20030725-0104241, Instrument No. 20030902-0126376, Instrument No. 20120405-0029426, Instrument No. 201204050029434, and Instrument No. 20130214-0015134, said Register's Office.

4. Easement granted by H.B. Alexander and wife, to American Telephone & Telegraph Company for telephone line and for trimming trees, of record in Book 1207, page 547, said Register's Office.

5. Rules and Regulations of record in Instrument No. 20170808-0081199, Instrument No. 20181029-0106810 and Instrument No. 20191002-0100771.

6. A building clearance easement of two feet in width was granted by A.J. Reich and wife, their heirs and assigns, by instrument of record in Book 3183, page 201, said Register's Office.

7. Easements for sanitary sewer and storm drainage improvements were granted Metropolitan Government of Nashville and Davidson County, Tennessee, by instrument of record in Book 3839, page 983 and Book 4925, page 594, said Register's Office.

8. Permanent and temporary easements for the construction of bridge and channel changes were granted Metropolitan Government of Nashville and Davidson County, Tennessee, as more particularly set forth in an instrument of record in Book 4355, page 696, said Register's Office.

9. Right-of-way & Easement granted to Bell South Telecommunications, of record in Book 9351, page 933, said Register's Office.

10. Memorandum of Lease between Belle Meade Tower Condominium Homeowner's Association and BellSouth Mobility, Inc., of record in Book 10468, page 321, and amended in Instrument No. 20200214-0017000, said Register's Office.

11. Gas Line Easement of record in Book 6701, page 203, said Register's Office.

12. Grant of Easement in Instrument No. 20140314-0021538, said Register's Office.

13. Easement Granted to ComCast of record in Instrument No. 20180611-0055678, said Register's Office.

This is improved property known as: 105 Leake Avenue, 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, her heirs and assigns, forever; and we covenant with the said Grantee 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 further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS our hands this 7th day of January, 2021.

THE JOHN W. MOORE, JR. AND BRENDA WRIGHT MOORE COMMUNITY PROPERTY TRUST WITH REMAINDER FOR LEANN WRIGHT HENSON AND KAMELA WRIGHT STEWART DATED NOVEMBER 4, 2014

Brenda Wright Moore
BRENDA WRIGHT MOORE, CO-TRUSTEE

LeAnn Wright Henson
LEANN WRIGHT HENSON, CO-TRUSTEE

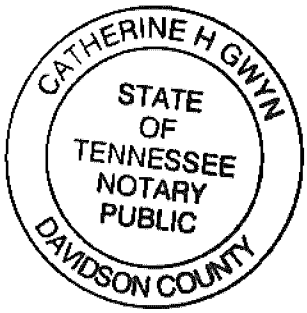
Kamela Wright Stewart
KAMELA WRIGHT STEWART, CO-TRUSTEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRENDA WRIGHT MOORE, LEANN WRIGHT HENSON and KAMELA WRIGHT STEWART, CO-TRUSTEES OF THE JOHN W. MOORE, JR. AND BRENDA WRIGHT MOORE COMMUNITY PROPERTY TRUST WITH REMAINDER FOR LEANN WRIGHT HENSON AND KAMELA WRIGHT STEWART DATED NOVEMBER 4, 2014, the within named bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 7th day of January, 2021.

Notary Signature
My commission expires: May 7, 2024



True Copy Certification

I, Catherine H. Gwyn, 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.

Signature

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public for this county and state, Catherine H. Gwyn, 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: 9/7/2021

Notary's Seal

