Karen Johnson Davidson County
Batch# 730899 DEEDWARR
10/06/2021 10:30:30 AM 5 pgs
Fees: $28.00 Taxes: $1,794.50
20211006-0134205

This instrument prepared by: Hugh W. Entrekin ; 4235 Hillsboro Rd, Suite 300. ; Nashville, Tennessee 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $485,000.00

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV 8, 2021

AFFIANT

NOTARY PUBLIC

My Commission Expires: 11.8.21.

SPECIAL WARRANTY DEED

Address New Owners As Follows:	Send Tax Bills To:	Map Parcel No.
Jean D. Dortch	SAME	116130C04000 CO 116130C04700 CO
105 Leake Ave # 40		
Nashville, TN 37205		

FOR AND IN CONSIDERATION of the sum of Ten 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, **Hugh W. Entrekin, executor of the Estate of Emma Cain Roy, deceased** ("Grantor") does hereby bargain, sell, transfer and convey unto **Jean D. Dortch**, ("Grantee") her successors and assigns, all its right, title and interest in and to property (the "Property") located in Davidson County, Tennessee more particularly described as follows:

TRACT 1:
Land in Davidson County, Tennessee, being Unit No. 40, together with parking space number 24, on the Plan of Revised Belle Meade Tower of record in Instrument No. 20001020-0104050, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Belle Meade Tower, a condominium, a horizontal property regime established by Restated Master Deed of record in Instrument No. 20130214-0015134, said Register's Office.

TRACT 2:
Land in Davidson County, Tennessee, being Unit No. 47, together with parking space number 13, on the Plan of Revised Belle Meade Tower of record in Instrument No. 20001020-0104050, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Belle Meade Tower, a condominium, a horizontal property regime established by Restated Master Deed of record in Instrument No. 20130214-0015134, said Register's Office.

Being the same property conveyed to Emma Cain by deed dated November 26, 2014, from Leslie D. Coble, Executor of the Estate of Neely B. Coble, Jr., deceased, of record in Instrument No. 20141126-0109322, Register's Office for Davidson County, Tennessee.

The said Emma Cain Roy having since died on September 16, 2020. Pursuant to the terms of Article VI B(19) of the Last Will and Testament of Emma Cain Roy, Docket No. 20P 1641, Davidson County Probate Court Clerk's Office, all of her real property was deemed to be personal property, subject to sale by her executor. Letters Testamentary were issued to Hugh W. Entrekin on October 30, 2020.

TO HAVE AND TO HOLD said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said **Jean D. Dortch**, her successors and assigns, forever.

AND **Grantor**, does covenant that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and that the same is unencumbered, except for matters shown on Exhibit A attached hereto.

AND **Grantor** does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to said land to the said **Jean D. Dortch**, her successors and assigns against the lawful claims of all persons whomsoever.

This is improved property generally known 105 Leake Ave. # 40 and 47, Nashville, TN 37205.

[REMAINDER OF THIS PAGE IS INTENTIONALLY BLANK]

IN WITNESS WHEREOF, this Warranty Deed has been executed this 19th day of August, 2021.

Estate of Emma Cain Roy

By: _____
Hugh W. Entrekin, executor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, personally appeared **Hugh W. Entrekin**, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who upon oath, acknowledged himself to be the Executor of the **Estate of Emma Cain Roy**, deceased, the within named bargainor, and that he as such Executor, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of **said estate** as Executor.

WITNESS my hand and official seal at office this 19th day of August, 2021.

_____
Notary Public

My Commission Expires: 11.8.24.

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2024

Exhibit A
Title exceptions

This conveyance is made subject to:
1. State and County taxes for the year 2021 and subsequent years, a lien, but not yet due and payable. Map and Parcel Nos. 116130C04000CO and 116130C04700CO.
2. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Restated Master Deed (and By-Laws) for Belle Meade Tower, a condominium, of record in Instrument No. 20130214-0015134, Register's Office for Davidson County, Tennessee, and any and all amendments thereto.
3. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
4. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 3839, page 983; Book 4790, page 319; and Book 4925, page 594, Register's Office for Davidson County, Tennessee.
5. Easement for to American Telephone and Telegraph Co of record in Book 1207, page 547, Register's Office for Davidson County, Tennessee.
6. Easement for building clearance of record in Book 3183, page 201, Register's Office for Davidson County, Tennessee.
7. Easement to Metropolitan Government of record in Book 4355, page 696, Register's Office for Davidson County, Tennessee.
8. Easement to Nashville Gas Company of record in Book 6701, page 203, Register's Office for Davidson County, Tennessee.
9. Easement for right of way to Bell South of record in Book 9351, page 933, Register's Office for Davidson County, Tennessee.
10. Terms and conditions of that certain Lease Agreement by and between Belle Meade Tower Condominium Homeowners Association, Inc., as Lessor, and Bell South Mobility, Inc. as Lessee, a memorandum of which appears of record in Book 10468, page 321, Register's Office for Davidson County, Tennessee and amended by Instrument 20200214-0017000, said Register's Office.
11. Grant of Easement to Comcast of Nashville I, LLC of record in Instrument 20140314-0021538, said Register's Office.
12. Revised plat for Belle Meade Tower of record as Instrument Number 20001020-0104050, said Register's Office.

Tennessee Certification of Electronic Document

I, Connie Taylor, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 8/19/21 (date of document).

Connie Taylor
Affiant Signature

8/23/21
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 23rd day of August, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 05/09/2023

NOTARY

