WARRANTY DEED

Karen Johnson Davidson County
Batch# 825185 DEEDWARR
03/21/2022 09:07:57 AM 2 pgs
Fees: $13.00 Taxes: $3,330.00

20220321-0031949

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$900,000.00.**

Affiant

Subscribed and sworn to before me, this the 17th day of March, 2022.

Notary Public

My commission expires:

(AFFIX SEAL)

JESSICA D. PUCKETT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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
Brenda K. Wright Moore	**Brenda K. Wright Moore**	**Map 116-13-0-C Parcel 056-00co**
105 Leake Ave. #56	**5942 Post Road**	
Nashville, TN 37205	**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,

Gordon Davis Denney, Trustee of the Mary Ann Denny Living Trust UAD November 13, 2003, Amended & Restated March 14, 2016

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

Brenda K. Wright Moore, unmarried

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 Unit 56 (formerly known as Units 56 & 57), together with parking spaces No. 38 and No. 62 on the Plan of Belle Meade Tower Condominium Apartments of record in Instrument No. 20001020-0104050 revising Plat Book 4175, Page 159, Register's Office for Davidson County, Tennessee, 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 horizontal property regime established by Master Deed and By-Laws of record in Book 4469, Page 530, corrected in Book 4494, Page 489, amended in Book 4631, Pages 407 and 410 and Book 4851, Page 950, Instrument No. 20000803-0076841, Instrument No. 20030725-0104241, and Instrument No. 20120405-0029426, and restated in Instrument No. 20130214-0015134, said Register's Office.

Being all of the same property conveyed to Mary Ann Denney by Deed dated September 13, 2013, from Albert E. Parrish, III, Fay M. Binning, Bonny B. Breuer, Emily B. Stallings, of record in Instrument No. 20130918-0098133 and further conveyed to Mary Ann Denney and/or Dan W. Denney, Jr., and/or Gordon Davis Denney, Trustees of the Mary Ann Denney Living Trust, established by the Revocable Trust Agreement of Mary Ann Denney dated November 13, 2003, of record in Instrument No. 20160401-0030820, Register's Office for Davidson County, Tennessee. Mary Ann Denney died July 10, 2020.

Although the trust agreement of Mary Ann Denney states that the trustees may act alone without the signature, consent, approval, joinder or other participation of the other Trustee(s), Dan W. Denney, Jr. has signed a Power of Attorney for the sole purpose of ratifying the authority granted to Gordon Davis Denney to act alone and convey the subject property, on behalf of The Mary Ann Denney Living Trust.

Conveyance of the above described property is subject to the following: 1) The Plan of record as shown 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 for Sanitary Sewer and/or Storm Drainage of record in Book 3839, Page 983, and Book 4925, Page 594, and Book 4790, Page 319, Register's Office for Davidson County, Tennessee. 3) Easement to American Telephone and Telegraph Co of record in Book 1207, Page 547, Register's Office for Davidson County, Tennessee. 4) A building clearance easement of two feet in width was granted in Book 3183, Page 201, 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, Register's Office for Davidson County, Tennessee. 6) Grant of gas service line or fuel line easement of record in Book 6701, Page 203, Register's Office for Davidson County, Tennessee. 7) Right of way & easement to South Central Bell Telephone Company of record in Book 9351, page 933, Register's Office for 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, Register's Office for Davidson County, Tennessee. 9) Master Deed of Belle Meade Tower Condominiums of record in Book 4469, Page 530, corrected in Book 4494, Page 489, amended in Book 4631, Page 407, Book 4631, Page 410 and Book 4851, Page 950, Instrument No. 20000803-0076841, Instrument No. 20030725-0104241, and Instrument No. 20120405-0029426, and restated in Instrument No. 20130214-0015134, Register's

Office for Davidson County, Tennessee. 10) By-Laws in Book of record in Book 4469, page 549, 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, Instrument No. 20170808-0081199, Instrument No. 20181029-0106801, and Instrument No. 20191002-0100771, Register's Office for Davidson County, Tennessee. 11) Charter of Belle Meade Tower Condominium Association of record in Instrument No. 20120405-0029415, Register's Office for Davidson County, Tennessee. 12) Grant of Easements to Comcast of Nashville I, LLC, of record in Instrument No. 20140314-0021538 and Instrument No. 20180611-0055678, Register's Office of Davidson County, Tennessee. 13) Taxes for the current year prorated and assumed by the Grantee.

This is improved (__x__) Unimproved (____) property, known as **105 Leake Ave. #56, 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 **17th** day of **March, 2022.**

Gordon Davis Denney trustee

Gordon Davis Denney, Trustee of the Mary Ann Denney Living Trust Dated November 13, 2003, Amended & Restated March 14, 2016

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Gordon Davis Denney, Trustee of the Mary Ann Denny Living Trust Dated November 13, 2003, Amended & Restated March 14, 2016,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **17th** day of **March, 2022.**

Notary Public

My Commission Expires: 9/8/25

ANDREW T. WOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON