Karen Johnson Davidson County
Batch# 869286 DEEDWARR
06/09/2022 03:56:30 PM 4 pgs
Fees: $23.00 Taxes: $4,995.00
20220609-0065981

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 36929-02-2022**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,350,000.00. Affiant Subscribed and sworn to before me this 2 day of May, 2022. Notary Public My Commission Expires: 10/2/23

CLAIRE H. JENKINS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Mark Carver, Trustee 150 3rd Ave. S, Suite 1100 Nashville, TN 37201	New Owner 150 3rd Ave. S. Ste 1100 Nashville, TN 37201	Map and Parcel No.: 130020A01200CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Gillian D. LeBrun, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Mark Carver, Trustee, his successors and assigns, under Trust Agreement dated February 11, 2022** ("Grantee"), all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto. Such conveyance to Grantee shall be with the full power, authority and right to sell, mortgage, lease, encumber, rent and convey by deed, mortgage, lease, deed of trust or otherwise all or any part of the property without the joinder of any beneficiary.

This is improved property located at 615 Belle Meade Boulevard #105, Nashville, TN 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, her heirs and assigns, forever.

And Grantor covenants that she is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds herself, her heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 27th day of May, 2022.

Gillian D. LeBrun

Gillian D. LeBrun

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Gillian D. LeBrun, 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, at office, this 27 day of May, 2022.

Karla L. Bryant

Notary Public

My Commission Expires: October 22, 2023

KARLA L BRYANT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

EXHIBIT "A"

Land in Davidson County, Tennessee being Unit No. D-4 on the Plan of Glencourt Condominiums of record in Plat Book 6250, page 162, 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 Glencourt Condominiums, a horizontal property regime established by Master Deed of record in Book 6396, page 825, re-recorded in Book 6402, page 279, amended in Instrument No. 200410130123308, Instrument No. 20100105-0000913 and Instrument No. 20171227-0131285 said Register's Office.

Being the same property conveyed to Gillian D. Lebrun by deed dated March 1, 2013 from SunTrust Bank, a Georgia corporation, as Trustee under the Will of Jane Smith Howard, a corporation, of record in Instrument No. 20130306-0022473, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2022, a lien, but not yet due and payable, which have been prorated and assumed by Grantees. Map and Parcel No. 130020A01200CO.
2. Belle Meade City taxes for the year 2022, a lien, but not yet due and payable, which have been prorated and assumed by Grantees. Map and Parcel No.: 130020A01200CO.
3. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed and By-Laws for Glencourt Condominiums, of record in Book 6396, page 825 re-recorded in Book 6402, page 279, amended in Instrument No. 200410130123308, Instrument No. 20100105-0000913 and Instrument No. 20171227-0131285, Register's Office for Davidson County, Tennessee.
4. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
5. All matters appearing on the Plan of record in Book 6250, page 162, Register's Office for Davidson County, Tennessee.

TRUE COPY CERTIFICATION

I, GEORGE E. MUDTER, JR., do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document and authenticated according to law on 5/27/22

GEORGE E. MUDTER, JR.
Dated 5/27/22

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, George E. Mudter, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Dated 5/27/22

Notary's Signature
My Commission Expires: 10/2/2023
Notary Seal:

