THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 220541271

Karen Johnson Davidson County
Batch# 877623 DEEDWARR
06/24/2022 11:41:47 AM 2 pgs
Fees: $13.00 Taxes: $1,572.50
20220624-0072455

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $425,000.00.

Elizabeth E. Perryman
Affiant

Subscribed and sworn to before me, this 21st day of June, 2022.

Notary Public
My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2022

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Elizabeth E. Perryman 105 Leake Avenue, Unit 21 Nashville TN 37205	New Owner	Tax Parcel ID No. 116-13-0C-021.00 CO

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, **Mary Roberts McAlister, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Elizabeth E. Perryman, unmarried**, ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 21 , together with Parking Space No. 21 on the Plan of Revised Belle Meade Tower Condominium Apartments of record in Instrument No. 20001020-0104050, 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 of record in Book 4469, Page 530, corrected in Book 4494, Page 489, amended in Book 4631, Pages 407 and 410, Book 4851, Page 950, Book 5046, Page 828 and Instrument No. 20000614-0059221, Instrument No. 20000803-0076841, Instrument No. 20030725-0104241, Instrument No. 20030902-0126376, Instrument No. 20120405-0029426, Instrument No. 20120405-0029434, and Restated in Instrument No. 201302140015134, said Register's Office.

Being the same property conveyed to Sidney S. McAlister and John D. McAlister, as tenants in common, by deed from Evans-Cain Company, a partnership composed of Ross Evans, Jr. and John E. Cain, III, of record in Book 4515, page 429 , dated June 28, 2071 , said Register's Office.

Sidney S. McAlister and John D. McAlister conveyed a one-half interest to Daniel F. Lynch, by deed of record in Book 4644, page 639, dated September 22, 1972, said Register's Office.

Daniel F. Lynch, Marion Stinson Lynch, Sidney S. McAlister and John David McAlister conveyed all of their interest of whatever kind or nature to Wilson Sims, Trustee, who then for the express purpose of carrying out the intent of this conveyance, did quitclaim and convey unto Daniel F. Lynch, an undivided one-half interest and unto Sidney S. McAlister and John David McAlister, an undivided one-half interest, by quitclaim deed of record as Book 5015, page 586, dated January 30, 1976, said Register's Office.

Daniel F. Lynch conveyed his one-half undivided interest to Daniel F. Lynch Jr. by deed of record as Book 10682, page 515, dated November 12, 1997, said Register's Office.

Daniel F. Lynch Jr. conveyed his undivided one-half interest to Sidney McAlister, Sr. by deed of record as Book 11602, page 664, dated July 1, 1999, said Register's Office.

John David McAlister conveyed his interest to Sidney McAlister, Sr. by deed of record as Book 11712, page 893, dated October 8, 1999, said Register's Office.

Sidney McAlister Sr. died on or about January 20, 2017. His Last Will and Testament, being filed in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, under Case No. 17P237, devised the subject property to Mary Roberts McAlister as Trustee of the Sidney S. McAlister Trust dated September 29, 2007, and amended and restated on June 28, 2012. (For further reference, see Executor's Deed of record in Instrument No. 20180531-0051842, dated May 25, 2018, said Register's Office.)

Mary Roberts McAlister, as Trustee of the Sidney S. McAlister Trust dated September 29, 2007, and amended and restated on June 28, 2012, conveyed her interest to Mary Roberts McAlister, by quitclaim deed of record in Instrument No. 20180531-0051999, dated May 25, 2018, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or

supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2022 and subsequent years for Map-Par. 116-13-0C-021.00 CO.

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

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.

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

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

Easement 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.

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

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.

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

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

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

This is improved property located at 105 Leake Avenue, Unit 21 Nashville TN 37205

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

And Grantor covenants that it 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 this 21st day of June, 2022.

Mary Roberts McAlister

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Mary Roberts McAlister, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of June, 2022.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2022