36101-8 Box 14

WARRANTY DEED	State of Tennessee County of Davidson
Karen Johnson Davidson County Batch# 904074 DEEDWARR 08/16/2022 11:15:23 AM 2 pgs Fees: $13.00 Taxes: $1,887.00 20220816-0092721	The actual consideration or value, whichever is greater, for this transfer is **$510,000.00** Affiant Subscribed and sworn to before me, this the 12th day of August, 2022. Notary Public My commission expires: 10/23/2023 (AFFIX SEAL)

JENNIFER WEST NOTARY PUBLIC STATE OF TENNESSEE SUMNER 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
Nancy F. Crook **Angus M. G. Crook**	OWNERS	**Map 116-13-0-C Parcel 055.00CO**
105 Leake Ave #55		
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,

Mary H Andrews, Trustee, Mary H. Andrews Trust U/A dated January 9, 2002, as amended

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

Angus M. G. Crook and wife, Nancy F. Crook

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 No. 55, together with Parking Space No. 10 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 & 410, and Book 4851, Page 950, Instrument No. 20000803-0076841, Instrument No. 20030725-0104241, Instrument No. 20120405-0029426 and restated in Instrument No. 20130214-0015134, said Register's Office.

BEING the same property conveyed to Mary H. Andrews, Trustee of the Mary H. Andrews Trust, under trust agreement dated January 9, 2002, as amended, by Warranty Deed dated November 28, 2012 from Elizabeth Fraser Robinson, Trustee of The Elizabeth Fraser Robinson Living Trust U/A/D July 22, 1996, of record in instrument No. 20121129-0109459, Register's Office of Davidson County, Tennessee.

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 Country, 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 and 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, Registers Office for Davidson County, Tennessee and amended in Instrument No. 20200214-0017000, said Register's Office. 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. 20181029-0106810, Instrument No. 20191002-0100771, Register's Office for Davidson County, Tennessee. 11) Charter of Belle Meade Tower Condominium Association of record Instrument No. 20120405-0029415, Register's Office for Davidson County, Tennessee. 12) Grant of Easement to Comcast of Nashville I, LLC, of record in Instrument No. 20140314-0021538 and Instrument No. 20180611-0055678, said Register's Office. 13) Taxes of the current year prorated and assumed by the Grantee.

This is improved (__x__) Unimproved (____) property, known as **105 Leake Ave #55, 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 **12th** day of **August, 2022.**

Mary H. Andrews, Trustee

Mary H Andrews, Trustee, Mary H. Andrews Trust U/A dated January 9, 2002, as amended

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Mary H Andrews, Trustee, Mary H. Andrews Trust U/A dated January 9, 2002, as amended,** the within named seller, 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 and official seal at Nashville, Tennessee, this **12th** day of **August, 2022.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 12/14/24