G#36497-8

BOX #14

WARRANTY DEED

Karen Johnson Davidson County
Batch# 979739 DEEDWARR
03/13/2023 10:38:55 AM 2 pgs
Fees: $13.00 Taxes: $2,960.00
20230313-0017938

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$800,000.00.**

Kathy Goodson
Affiant

YVONNE A. SNYDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Subscribed and sworn to before me, this the 10th day of March, 2023.

Yvonne A. Snyder
Notary Public

My commission expires: My Commission Expires November 3, 2025
(AFFIX SEAL)

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
Louie P. Buntin and Laurel S. Buntin	**"New Owners"**	**116 13 0 C 056 00 CO**
105 Leake Avenue #56		
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, I,

Brenda K. Wright Moore, unmarried

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

Louie P. Buntin and Laurel S. Buntin, husband and wife

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. 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 the same property conveyed to Brenda K. Wright, unmarried, by Warranty Deed dated March 17, 2022, from Gordon Davis Denney, Trustee of the Mary Ann Denny (sic) Living Trust UAD November 13, 2003, Amended and Restated March 14, 2016, of record in instrument No. 20220321-0031949, Register's Office of Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1) All matters shown on the Plan of record in Instrument No. 20001020-0104050, revising Plat Book 4175, Page 159, Register's Office for Davidson County, Tennessee;

2) Easement for Sanitary Sewer and/or Storm Drainage of record in Book 3839, Page 983, and in Book 4925, Page 594, and in Book 4790, Page 319, said Register's Office;

3) Easement to American Telephone and Telegraph Company 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) The Premises herein conveyed is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens. assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime 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, said Register's Office; and,

13) Taxes for the current year which have been prorated and assumed by the Grantees herein and any subsequent years, not yet due and payable.

This is improved property, known as: **105 Leake Avenue #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 **10th** day of **March, 2023.**

Brenda K. Wright Moore

Brenda K. Wright Moore

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Brenda K. Wright Moore,** 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 **10th** day of **March, 2023.**

Notary Public

My Commission Expires: 12/14/24

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY