Box 14
36871-8

Karen Johnson Davidson County
Batch# 1032906 DEEDWARR
08/01/2023 10 10 22 AM 2 pgs
Fees $13 00 Taxes $1,591 00

20230801-0059197

WARRANTY DEED

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$430,000.00.**

Affiant

Subscribed and sworn to before me, this the 31st day of July, 2023

Notary Public

My commission expires 9-7-2026
(AFFIX SEAL)

BARBARA A. MCGINTY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

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
John C. Buntin	**OWNER**	**Map 116-13-0-C Parcel 072.00co**
105 Leake Ave #72	662 Timber Lane	
Nashville, TN 37205	Nashville, TN 37215	

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,

Eleanor Templeton, unmarried

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

John C. Buntin, 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

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 72, together with Parking Space No. 39 of Revised Belle Meade Tower, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Instrument No. 20001020-0104050, revising Plat Book 4175 Page 159, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Eleanor Templeton, by Warranty Deed dated October 6, 2008, from Betty Thompson Hobbs, unmarried, of record in Instrument No. 20100303-0016073, Register's Office for Davidson County, Tennessee.

This 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 for Davidson County, Tennessee, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2) Master Deed of Belle Meade Tower Condominiums of record in Book 4469, Page 530 corrected in Book 4494, Page 489 and amended in Book 4631, Page 407, Book 4631, Page 410, Book 4851, Page 950, Instrument No. 20000803-0076841, Instrument No. 20030725-0104241, Instrument No. 20120405-0029426, and Restated in Instrument No. 20130214-0015134 and By-Laws appended thereto in Book 4469, Page 549 and amended in Book 5046, Page 828, Instrument No. 20000614-0059221, Instrument No. 20030902-0126376, Instrument No. 20210405-0029434 and Restated in Instrument 20130214-0015134 and further amended in Instrument No. 20170808-0081199, Instrument No. 20181029-0106810, and Instrument No. 20191002-0100771, said Register's Office. 3) Charter of Belle Meade Tower Condominium Association of record in Instrument No. 20120405-0029415, said Register's Office. 4) Easement for Sanitary Sewer and/or Storm Drainage of record in Book 3839, Page 983, Book 4790, Page 319, and Book 4925, Page 594, said Register's Office. 5) Easement to American Telephone and Telegraph Co. of record in Book 1207, Page 547, said Register's Office. 6) Easement Agreement of record in Book 3183 Page 201, said Register's Office. 7) Permanent Temporary Easement for the Construction of Bridge and Channel Change of record in Book 4355, Page 696, said Register's Office. 8) Grant of Gas Service Line of Fuel Line Easement of record in Book 6701 Page 203, said Register's Office for Davidson County, Tennessee. 9) Right of Way and Easement to South Central Bell Telephone Company of record in Book 9351, Page 933, said Register's Office. Memorandum of Lease to Bellsouth Mobility, Inc., of record in Book 10468, Page 321 amended in Instrument No. 20200214-0017000, said Register's Office. 10) 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. 11) Taxes for the current year prorated and assumed by the Grantee.

This is improved property, known as **105 Leake Ave #72, 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 **31st** day of **July, 2023.**

Eleanor Templeton

Eleanor Templeton

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Eleanor Templeton,** 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 **31st** day of **July, 2023.**

Notary Public

My Commission Expires: 12/14/24

JOHN T COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY