37173-8
Box 14

WARRANTY DEED

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $480,000.00.

Sandra K. Reddoch
Affiant

Subscribed and sworn to before me, this the 26th day of March, 2024.

Notary Public

My commission expires: 5/9/2026
(AFFIX SEAL)

Karen Johnson
Batch # 1115456
03/27/2024 11:18:03 AM
Fees: $13.00 Taxes: $1,776.00

Davidson County
DEEDWARR
2 pgs

20240327-0021293

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
Sandra Reddoch	CapStar Bank	Map 116-13-0-C Parcel 031.00CO
105 Leake Ave #31	2002 Richard Jones Rd, Ste 300-A	
Nashville, TN 37205	Nashville, TN 37215	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Cecil B. Coleman, married

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

Sandra Reddoch, a single woman

HEREINAFTER CALLED THE GRANTEE, HER 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, and being Unit (Apartment) No. 31 in Belle Meade Towers, a horizontal property regime (condominium), together with Parking Space No. 28 (in garage attached to the building of Belle Meade Tower which is a limited common element for the exclusive use of the owner of said unit/apartment) and located at 105 Leake Avenue, as shown on the revised plan of Belle Meade Tower as of record in Instrument No. 20001020-0104050, revising Book 4175, Page 159, and as described in the Master Deed as of record at Book 4469, Page 530, corrected in Book 4494, Page 489, 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, all in the Register's Office for said County, and all of which reference is hereby made and the same incorporated herein for a complete description of said Unit (Apartment) and the conveyance hereby made.

Being the same property conveyed to Cecil B. Coleman, single, by Warranty Deed dated April 25, 2017, from Pinnacle Bank, Successor Trustee of the Sue S. Whitson Living Trust U/A/D November 1, 1996 as last amended and restated January 18, 2013, of record in Instrument No. 20170426-0040763, Register's Office for Davidson County, Tennessee.

The subject property is not now nor ever has been the principal residence of the Grantor's spouse.

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 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 First Amendment of record in Instrument No. 20200214-0017000, Register's Office for Davidson County, Tennessee; 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, 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 Easement by and between Comcast of Nashville I, LLC and Belle Meade Tower Condominium Association of record in Instrument No. 20140314-0021538 and in Instrument No. 20180611-0055678, said Register's Office; 13) Amendment to Rules & Regulations of Belle Meade

Tower Condominium Association, of record in Instrument No. 20170808-0081199, Instrument No. 20181029-0106810 and in Instrument No. 20191002-0100771, said Register's Office; 14) Taxes for the current year prorated and assumed by the Grantee.

This is improved (__X__) Unimproved (____) property, known as **105 Leake Ave #31, 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 **26th** day of **March, 2024.**

Cecil B. Coleman

Cecil B. Coleman

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Cecil B. Coleman,** 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 **26th** day of **March, 2024.**

Notary Public

My Commission Expires: 5/9/2026

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON