File 37293-8 BOX 14

WARRANTY DEED

Karen Johnson Davidson County
Batch # 1153649 DEEDWARR
07/02/2024 09:41:32 AM 2 pgs
Fees: $13.00 Taxes: $1,021.20

20240702-0049752

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$276,000.00.**

Janice Henry Coleman
Affiant

Subscribed and sworn to before me, this the 1st day of July, 2024.

Notary Public

My commission expires: 12/16/24
(AFFIX SEAL)

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON 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
Janice Henry Coleman	OWNER	**Map 116-13-0-C Parcel 064-00co**
105 Leake Ave. ~~#X~~ #82		
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,

Martha B. Chapman and Mark W. Chapman, wife and husband

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

Janice Henry Coleman, unmarried

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:

BEING a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 64 of the Belle Meade Tower Condominium Apartments, a horizontal property regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and established by a Master Deed for Belle Meade Tower Condominiums, of record in Book 4469, Page 530, as corrected in Book 4494, Page 489, and as amended in Book 4631, Page 407, in Book 4631, Page 410, in Book 4851, Page 950, in Instrument No. 20000803-0076841, and in Instrument No. 20030725-0104241, in Instrument No. 20120405-0029426, and restated in Instrument No. 20130214-0015134, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, of record in Book 4469, Page 549, and as amended in Book 5046, Page 828, in Instrument No. 20000614-0059221, in Instrument No. 20030902-0126376, in Instrument No. 20120405-0029434, and restated in Instrument No. 20130214-0015134, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the Revised Plan of Belle Meade Tower Condominium Apartments, of record in Instrument No. 20001020-0104050, revising Book 4175, Page 159, said Register's Office, for a more complete identification and description of such Unit.

PARKING Space No. 58 in the garage attached to the building of Belle Meade Tower is a limited common element for the exclusive use of the co-owner of said apartment.

BEING the same property conveyed to Martha B. Chapman and Mark W. Chapman, wife and husband, by Warranty Deed dated March 30, 2017, from Martha Mann Bradshaw, a single woman, of record in Instrument No. 20170403-0032220, Register's Office for Davidson County, Tennessee.

This instrument is being executed on behalf of Martha B. Chapman and Mark W. Chapman, pursuant to a Power of Attorney executed by them on the 17th day of June, 2024, of record in Instrument No. 20240702-0049751, Register's Office for 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 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. 10) Memorandum of Lease to Bellsouth Mobility, Inc., of record in Book 10468, Page 321, amended in Instrument No. 20200214-0017000, said Register's Office. 11) 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. 12) Taxes for the current year prorated and assumed by the Grantee.

This is improved (__X__) Unimproved (____) property, known as **105 Leake Ave. #64, 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 **1st** day of **July, 2024.**

Martha B Chapman by Allen DeCuyper Atty In Fact
Martha B. Chapman by Allen DeCuyper, Attorney-in-Fact

Mark W Chapman by Allen DeCuyper Atty In Fact
Mark W. Chapman by Allen DeCuyper, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 1st day of July, 2024, personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named **Allen DeCuyper**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-in-Fact for **Martha B. Chapman and Mark W. Chapman** and that he as such Attorney-in-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Martha B. Chapman and Mark W. Chapman**, for the purpose therein contained, by signing the name of **Martha B. Chapman and Mark W. Chapman**, by himself as Attorney-in-Fact.

Witness my hand and official seal at Nashville, Tennessee, this **1st** day of **July, 2024.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 12/14/24