WARRANTY DEED



State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$205,000.00**.

Affiant

Subscribed and sworn to before me, this the 27th day of February, 2025

Notary Public

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

Karen Johnson
Batch # 1242413
03/03/2025 09 53 23 AM
Fees $13 00 Taxes $758 50

Davidson County
DEEDWARR
2 pgs

20250303-0015463

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
AP Capital USA, LLC **an Indiana limited liability company**	**OWNER**	**Map 116-13-0-C Parcel 044-00co**
4275 Strathmore Lane		
Zionsville, IN 46077		

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,

Benjamin Holman Richards and Rebecah Ann Richards, husband and wife

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

AP Capital USA, LLC, an Indiana limited liability company

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. 44, together with Parking Space No. 2 on the Plan of Revised Belle Meade Tower Condominium Apartments of record in Instrument No. 20001020-0104050, revising 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 of record in Book 4469, Page 530, corrected in Book 4494, Page 489, amended in Book 4631, Pages 407 and 410, Book 4851, Page 950, Book 5046, Page 828 and Instrument No. 20000614-0059221, Instrument No. 20000803-0076841, Instrument No. 20030725-0104241, Instrument No. 20120405-0029426, Instrument No. 20120405-0029434, and Restated in Instrument No. 20130214-0015134, said Register's Office, and By-Laws 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, Instrument No. 20170808-0081199, Instrument No. 20181029-0106810, and Instrument No. 20191002-0100771, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Benjamin Holman Richards and Rebecah Ann Richards, husband and wife, by Warranty Deed from Cascade Funding Mortgage Trust HB5, a Delaware statutory trust, of record in Instrument No. 20220902-0099149, 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, 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 Record Book 3839, Page 983, Book 4790, Page 319, and Book 4925, Page 594, Register's Office for Davidson County, Tennessee. 3) Easement to American Telephone and Telegraph Co. in Book 1207, Page 547, said Register's Office. 4) A building clearance Easement of two feet in width was granted in Book 3183, Page 201, said Register's Office. 5) Permanent and Temporary Easement for the Construction of Bridge and Channel Change in Book 4355, Page 696, said Register's Office. 6) Grant of Gas Service Line or Fuel Line Easement in Book 6701, Page 203, said Register's Office. 7) Right of Way and Easement to South Central Bell Telephone Company in Book 9351, Page 933, said Register's Office. 8) Memorandum of Lease to Bellsouth Mobility, Inc. in Book 10468, Page 321, amended in Instrument No. 20200214-0017000, said Register's Office. 9) Grant of Easement to Comcast of Nashville I, LLC in Instrument No. 20140314-0021538 and Instrument No. 20180611-0055678, said Register's Office. 10) Master Deed of Belle Meade Tower Condominiums in 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. 2000803-0076841, Instrument No. 20030725-0104241, Instrument No. 20120405-0029426 and Restated in Instrument No. 20130214-0015134, said Register's Office. 11) By Laws in Book 4469, Page 549, amended in Book 5046, Page 828, Instrument No. 20000614-0059221, Instrument No. 20030902-0126376, Instrument No. 20120405-0029434, Instrument No. 20170808-0081199, Instrument No. 20181029-0106810, and Instrument No 20191002-0100771, said Register's Office. 12) Charter of Belle Meade Tower Condominium Association in Instrument No. 20120405-0029415, said Register's Office. 13) Taxes for the current year prorated and assumed by the Grantee.

This is improved (__X__) Unimproved (____) property, known as **105 Leake Ave #44, 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 **27th** day of **February, 2025.**

Benjamin Holman Richards

Rebecah Ann Richards

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Benjamin Holman Richards and Rebecah Ann Richards,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **27th** day of **February, 2025.**

Notary Public

My Commission Expires: 11/19/28

JOHN T COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY