PREPARED BY (AND RETURN TO):


*WILKINS & IVEY*

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BILL GARRETT, Davidson County
Trans:T20100065089 DEEDWARR
Recvd: 10/14/10 12:11 2 pgs
Fees:13.00 Taxes:351.50
20101014-0082334



Christy Wilkins Ivey

*Percy Wilkins, Jr. (retired)*


W & I Ref:( DM ) Title No: 50649
Dav. Co. File: Box 8

| ADDRESS NEW OWNER: | RESPONSIBLE FOR TAX PAYMENT: |
|---|---|
| Lauren McKinney<br>Lorie C. McKinney<br>J. Robin McKinney<br>907 18th Avenue South, #108<br>Nashville, Tennessee 37212 | SAME |

**TAX MAP-PARCEL NUMBERS:** 092160J10800CO

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of **$95,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **T. Patrick Davis, married,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Lauren McKinney, Lorie C. McKinney and J. Robin McKinney, as joint tenants with right of survivorship,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 108 of South Square Condominium, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit "C" to the Master Deed of record in Doc. No. 20070710-0082274, as amended in Doc. No. 20101006-0080169 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, together with the deck attached to Unit 108, which deck is a limited common element for the use and enjoyment of the owner of Unit 108 only, with the exception of easements for access in favor of the homeowners' association as prescribed in the Master Deed.

Being the same property conveyed to T. Patrick Davis, married, by Warranty Deed from 907 Property Partnership dated September 26, 2007 and recorded on October 2, 2007, of record in Doc. No. 20071002-0117192 Register's Office for Davidson County, Tennessee. This property was at all times an investment property. Neither T. Patrick Davis nor his spouse, VICKI L. DAVIS, ever resided in this property.

**Description Reference:** Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2011, and subsequent years; The Plan, with Owner's Certificate, as shown on Exhibit "C" to the Master Deed of record in Doc. No. 20070710-0082274, as amended in Doc. No. 20101006-0080169, to which Plan reference is hereby made for a more complete description.: The provisions of the condominium Master Deed of record in Doc. No. 20070710-0082274* said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters.

* as amended in Doc. No. 20101006-0080169

**This is improved property, known as: 907 18th Avenue South # 108, Nashville, Tennessee 37212**

**TO HAVE AND TO HOLD** the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

**GRANTOR COVENANTS** with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

**GRANTOR FURTHER COVENANTS** and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

**WITNESS THE EXECUTION HEREOF** this 13th day of October, 2010.

T. Patrick Davis

**State of** TENNESSEE
**County of** DAVIDSON

On this 13th day of October, 2010 , before me the undersigned authority, personally appeared T. Patrick Davis, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: 5/20/14

Notary

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

**State of** TENNESSEE
**County of** DAVIDSON

**AFFIDAVIT**

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $95,000.00

Affiant

Sworn and subscribed before me this the 13th day of October, 2010

Notary Public

My Commission Expires: 5/20/14

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.