BILL GARRETT, Davidson County
Trans:T20110019808 DEEDWARR
Recvd: 04/05/11 10:28 2 pgs
Fees:13.00 Taxes:397.75

20110405-0026067

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $107,500.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS 28th of **March, 2011** Notary Public MY COMMISSION EXPIRES: 8-20-14 (AFFIX SEAL)
Record & Return To: Foundation Title & Escrow 30 Burton Hills Blvd., Ste. 175 Nashville, TN 37215	

MELISSA J. BUTCHKO-TURECKI NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY, TENN
My Comm. Expires August 20, 2014

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 30 Burton Hills Blvd, Suite 175, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ronnie D. Wilkins and Elaine G. Wilkins	New Owner	092160B03800CO
(NAME)	(NAME)	
900 19th Avenue South #403	105 Yorktown Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	Franklin, TN 37064	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Ted M. Jones**, unmarried, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Ronnie D. Wilkins and Elaine G. Wilkins**, husband and wife, 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, and being that certain condominium unit #403 on the Plan of University Square Condominium Apartments, as of record in Plat Book 6900, page 124, and as described in the Master Deed and By-Laws thereto as of record at Book 7051, page 529, as amended in Book 7119, page 884, all of record in the Register's Office for said County, Tennessee, and all to which reference is hereby made and the same incorporated herein for a complete description of said Unit, together with an undivided interest in the General and Limited Common Elements appurtenant thereto and right to use and occupy parking space 3S #12

Being the same property conveyed to Ted M. Jones by Warranty Deed from Peter A. Lyon and wife Vickie R. Lyon, dated May 11, 2005 and recorded in Instrument No. 20050513-0054220, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 900 19th Avenue South #403, Nashville, TN 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 Grantees, their heirs and assigns forever; and we do covenant with the said Grantees that we are lawfully seized 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; 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 our hands this **28th** day of **March, 2011**

Ted M. Jones

Ted M. Jones

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, **Ted M. Jones**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **28th** day of **March, 2011**

Notary Public

My commission expires: 7/3/12

KELLY ANN CALLAGHAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON