PREPARED BY (AND RETURN TO):

WILKINS & IVEY

Attorneys at Law

104 Woodmont Blvd., Suite 100

Nashville, Tennessee 37205

Phone (615) 298-3312 - Fax 292-8746

BILL GARRETT, Davidson County
Trans:T20120015582 DEEDWARR
Recvd: 03/02/12 13:23 2 pgs
Fees:13.00 Taxes:939.80
20120302-0018521

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(DM) Title No: 51190
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Nickie D. Greer 160 Jefferson Square Nashville, Tennessee 37215	Nickie D. GREER 160 Jefferson Square Nashville TN 37215

TAX MAP-PARCEL NUMBERS: 131050A16000CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$254,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **James L. Sisk, Jr. and spouse, Wanda C. Sisk,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Nickie D. Greer, a single woman,** 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. 160 of Jefferson Square Townhouses Condominium Apartments, Section One, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 4675, page 12, 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.

Being the same property conveyed to James L. Sisk, Jr., and wife, Wanda C. Sisk by Warranty Deed from Sam E. Stansbury and wife, Shirley L. Stansbury, dated Dec. 5, 2002 and recorded on Dec. 6, 2002 of record in Doc. No. 20021206-0150572, Register's Office for Davidson County, Tennessee.

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

This conveyance is subject to: Taxes for 2012, and subsequent years; The Plan, with Owner's Certificate, of record in Book 4675, Page 12, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description. Grant of Overhead Line Easement to the Metropolitan Government of Nashville and Davidson County, Tennessee of record in Doc. No. 20020122-0008268, said Register's Office. Agreement for Temporary Construction Easement of record in Doc. No. 20090511-0043056, said Register's Office. The provisions of the condominium Master Deed of record in Book 4731, page 332, Book 4731, page 341, Book 5676 page 31, Book 5700, page 719, Book 5826, page 693, Book 8036, page 54, Book 8057, page 179, Book 8231, page 418, Book 8550, page 3, Book 8550, page 973, Book 9276, page 249, Book 10355, page 306, Doc. No. 20051027-0130020, Doc. No. 20100503-0033416, 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.

This is improved property, known as: 160 Jefferson Square, Nashville, Tennessee 37215

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 28th day of February, 2012.

James L. Sisk, Jr.

Wanda C. Sisk

State of TENNESSEE
County of DAVIDSON

On this 28th day of February, 2012 , before me the undersigned authority, personally appeared James L. Sisk, Jr. and Wanda C. Sisk , 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: _____

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES: March 3, 2015

Notary

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 $254,000.00

Affiant

Sworn and subscribed before me this the 28th day of February, 2012

My Commission Expires: 8/16/14

Notary Public

JANE GRAZER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY