File Box 9-B

PREPARED BY (AND RETURN TO):


# *WILKINS & IVEY*

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Christy Wilkins Ivey — *Percy Wilkins, Jr. (retired)*


W & I Ref:( DM ) Title No: 51440
Dav. Co. File: Box 8

| **ADDRESS NEW OWNER:** | **RESPONSIBLE FOR TAX PAYMENT:** |
|---|---|
| Elizabeth C. Driver<br>1125 Granny White Court<br>Nashville, Tennessee 37204 | Farmington Financial Group, LLC<br>2002 Richard Jones Road, Suite 300A<br>Nashville, TN 37215 |

**TAX MAP-PARCEL NUMBERS:** 131080F00200CO

BILL GARRETT, Davidson County
Trans:T20120058756 DEEDWARR
Recvd: 08/08/12 11:15 2 pgs
Fees:13.00 Taxes:1628.00
20120808-0070679

## *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of **$440,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Susan McDonald , unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Elizabeth C. Driver** 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. 7-B of Harding Heights Condominium, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit "A" to the Master Deed of record in Doc. No. 20040521-0059693 amended in Doc. No. 20040721-0087181, Doc. No. 20051108-0135294, Doc. No. 20050504-0050176, Doc. No. 20060808-0097413, Doc. No. 20101119-0092636, corrected in Doc. No. 20110408-0027188, 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 Susan McDonald by Warranty Deed from Nashville Property Management, L.L.P., a Tennessee limited liability partnership, dated May 28, 2004 and recorded on June 3, 2004 of record in Doc. No. 20040603-0065493, 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 Doc. No. 20040521-0059693 and amended in Doc. No. 20040721-0087181, Doc. No. 20051108-0135294, Doc. No. 20050504-0050176, Doc. No. 20060808-0097413, Doc. No. 20101119-0092636, corrected in Doc. No. 20110408-0027188, 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.: The provisions of the condominium Master Deed of record in Doc. No. 20040521-0059693 and amended in Doc. No. 20040721-0087181, Doc. No. 20051108-0135294, Doc. No. 20050504-0050176, Doc. No. 20060808-0097413, Doc. No. 20101119-0092636, corrected in Doc. No. 20110408-0027188, 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: 1125 Granny White Court, Nashville, Tennessee 37204**

**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 3rd day of August, 2012.

Susan McDonald

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

On this 3rd day of August, 2012 , before me the undersigned authority, personally appeared Susan McDonald, 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 $440,000.00

Affiant

Sworn and subscribed before me this the 3rd day of August, 2012

Notary Public

My Commission Expires: _____

ELIZABETH J. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 3, 2015