PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys at Law
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BILL GARRETT, Davidson County
Trans:T20120063497 DEEDWARR
Recvd: 08/24/12 11:07 2 pgs
Fees:13.00 Taxes:462.50
20120824-0076366

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

W & I Ref:(_____) Title No: 51490
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Judith Mryncza 221 Westfield Drive Nashville, TN 37221	F & M Bank 50 Franklin St. Clarksville, TN 37040

TAX MAP-PARCEL NUMBERS: 128130A221.00CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$125,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Wanda Wilson,** unmarried hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Judith Mryncza, unmarried,** 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. 221 of the Westfield Condominiums (formerly The Hamlet), a horizontal property regime pursuant to the Tennessee Horizontal Property Act, established by the Master Deed of record in Book 6678, Page 771, amended in Book 6736, Page 110, and Book 6831, Page 982, 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 Wanda J. Wilson and Amy A. Wilson by deed from George Gianikis, Trustee, with full power to transfer, convey and encumber without joinder of any beneficiary, dated September 8, 1986, recorded September 9, 1986 in Book 6973, Page 589, re-recorded in Book 7112, Page 947, Register's Office for Davidson County, Tennessee.

By Quitclaim Deed dated January 20, 1999, recorded January 29, 1999, in Book 11318, Page 167, Register's Office for Davidson County, Tennessee, Amy A. Wilson conveyed her interest in subject property Wanda Wilson.

Wanda J. Wilson and Wanda Wilson being one and the same person.

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 Plat Book 6250, Page 590, revised in Book 6250, Page 748, and amended in Book 6831, Page 982, said Register's Office, to which plan reference is hereby made for a more complete description; any and existing easements and restrictions of record and all applicable government and zoning regulations.

This is improved property, known as: 221 Westfield Drive, Nashville, Tennessee 37221

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 23rd day of August, 2012

Wanda Wilson

Wanda Wilson

State of TENNESSEE

County of DAVIDSON

On this 8/23/12, before me the undersigned authority, personally appeared Wanda Wilson, 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: _____

Diane K. Mann Notary

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 02-11-2013

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 $125,000.00

Affiant

Sworn and subscribed before me this the 23rd day of August, 2012

My Commission Expires: 01/01/2013

Amanda Vaughn
Notary Public

AMANDA VAUGHN
State of Tennessee Notary Public
DAVIDSON COUNTY