File Box 8

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:T20130017276 DEEDWARR
Recvd: 03/01/13 14:07 2 pgs
Fees:13.00 Taxes:1017.50
20130301-0020913



Christy Wilkins Ivey

*Percy Wilkins, Jr. (retired)*


W & I Ref:( _____ ) Title No: 52340
Dav. Co. File: Box 8

| ADDRESS NEW OWNER: | RESPONSIBLE FOR TAX PAYMENT: |
|---|---|
| Saundra Rucker Steele<br>4505 Harding Pike, #72W<br>Nashville, TN 37205 | SAME |

**TAX MAP-PARCEL NUMBERS:** 116030A06700CO

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of **$275,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, Virginia Haley, unmarried, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto Saundra Rucker Steele 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:**

Tract I: A Condominium Apartment in Davidson County, Tennessee, being Unit No. 72W of Royal Oaks Tower, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 4460, Page 189, Register's Office for said County, to which source reference is hereby made for more complete details of description.

Tract II: Land in Davidson County, Tennessee, being Parking Space 5 on the Plan of Royal Oaks Tower Condominium Apartments, of record in Book 4460, Page 189, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Virginia Haley by Warranty Deed from John S. Jackson, Executor of the Estate of John O. Jackson, Jr. and R. Randall Jackson, Executor of the Estate of John O. Jackson, Jr., dated January 6, 2012, recorded January 13, 2012 in Instrument No. 20120113-0003727, Register's Office for Davidson County, Tennessee.

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

This conveyance is subject to: Taxes for 2013, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 4460, Page 189, 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 Book 4710, page 901, and Book 4798, page 813, 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: 4505 Harding Pike # 72W, Nashville, Tennessee 37205**

**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. 1st day of March, 2013

Virginia Haley

Virginia Haley

**State of** TENNESSEE

**County of** DAVIDSON

On this 1st day of March, 2013, before me the undersigned authority, personally appeared Virginia Haley, 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 STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 01-24-2017

Diane K. Mann

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 $275,000.00

Affiant

Sworn and subscribed before me this the 1st day of March, 2013

My Commission Expires: _____

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 01-24-2017

Diane K. Mann

Notary Public