Return to:
Foundation Title and Escrow, LLC.
2672 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122

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:T20130037354 DEEDWARR
Recvd: 05/06/13 09:53 2 pgs
Fees:13.00 Taxes:1406.00
20130506-0045236

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(DM) Title No: 52421
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
John Edward Arnold Jacqueline Kate Myers 222 31st Avenue South Nashville, TN 37203	New Owner

TAX MAP-PARCEL NUMBERS: 104020X22200CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$380,000.00** , 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 F. Brower, Jr., married**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **John Edward Arnold and Jacqueline Kate Myers** 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:

Land in Davidson County, Tennessee, being Unit No. 222, together with appurtenant interest in the common elements of The Row at 31st Condominiums, a horizontal property regime established by Master Deed, of record in Instrument No. 20030430-0057670, corrected in Instrument No. 20040203-0012935, Instrument No. 20040206-0014724, amended in Instrument No. 20040615-0070764, Instrument No. 20040915-0111215, and Instrument No. 20080425-0042359 and Instrument No. 20130204-0011323, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "B" to the aforementioned Master Deed.

Being the same property conveyed to James F. Brower, Jr., unmarried, by Warranty Deed from Baty Development Group, LLC, a Tennessee limited liability company, dated November 7, 2005 and recorded on November 14, 2005, of record in Doc. No. 20051114-0137556, Register's Office for Davidson County, Tennessee.

Melinda R. Brower, spouse of James F. Brower, Jr., joins in this conveyance solely to convey any and all marital interest she may have in subject property.

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 as Exhibit "B" to the Master Deed of record in Instrument No. 20030430-0057670, corrected in Instrument No. 20040203-0012935, Instrument No. 20040206-0014724, amended in Instrument No. 20040615-0070764, Instrument No. 20040915-0111215, and Instrument No. 20080425-0042359 and Instrument No. 20130204-0011323 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 Instrument No. 20030430-0057670, corrected in Instrument No. 20040203-0012935, Instrument No. 20040206-0014724, amended in Instrument No. 20040615-0070764, Instrument No. 20040915-0111215, and Instrument No. 20080425-0042359 and Instrument No. 20130204-0011323, 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.

Melinda R. Brower, spouse of James F. Brower, Jr., joins in execution of this instrument in order to convey any marital interest she might have in the subject property.

This is improved property, known as: 222 31st Avenue North, Nashville, Tennessee 37203

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 26th day of April, 2013.

James F. Brower, Jr.

Melinda R. Brower

State of TENNESSEE
County of DAVIDSON .

On this 24 day of April, 2013 , before me the undersigned authority, personally appeared **James F. Brower, Jr.**, 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 A. LOVELY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES: March 3, 2015

Notary

State of TENNESSEE
County of DAVIDSON

On this 25 day of April, 2013 , before me the undersigned authority, personally appeared **Melinda R. Brower,** 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 A. LOVELY
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 $380,000.00

Affiant

Sworn and subscribed before me this the 26th day of April, 2013

KAREN L. TRUST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-23-2016

My Commission Expires: _____

Notary Public

Wldoc: Deed Wty—12/92