PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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BILL GARRETT, Davidson County
Trans:T20130045094 DEEDWARR
Recvd: 05/30/13 14:26 2 pgs
Fees:13.00 Taxes:913.90
20130530-0054596

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

W & I Ref:(DM) Title No: 52569
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Evelyn M. Gray **533 Armistead Place** **Nashville, Tennessee 37215**	SAME

TAX MAP-PARCEL NUMBERS: 116120D53300CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$247,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Lilia D. Mauricio, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Evelyn M. Gray, 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. 533 of Burlington, Phase II, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 6250, page 96, 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 Lilia D. Mauricio by Warranty Deed from Creason Clayton Construction Company, Inc., and Four-O-One Financial Corporation dated May 29, 1985 and recorded June 7, 1985, of record in Book 6576, page 506, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2013, and subsequent years; The Plan, with Owner's Certificate, of record in Book 6250, page 96, 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 6011, page 653, Book 6194, page 440, Book 6362 page 405, Book 11525 page 300, 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: 533 Armistead Place, 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 ~~7th day of June~~ May 28 DM, 2013.

Lilia D. Mauricio

State of TENNESSEE

County of DAVIDSON

On this ~~7th day of June~~ May 28 DM, 2013 , before me the undersigned authority, personally appeared Lilia D. Mauricio, 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

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 $247,000.00

Affiant

Sworn and subscribed before me this the ~~7th day of June~~ May 28 DM, 2013

Notary Public

My Commission Expires: _____

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