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:T20130049772 DEEDWARR
Recvd: 06/13/13 11:00 2 pgs
Fees:13.00 Taxes:2294.00
20130613-0060404

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(DM) Title No: 52554
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Peter Wojtkiewicz **Jacqueline Wojtkiewicz** **2021 Overhill Drive** **Nashville, TN 37215**	New owner

TAX MAP-PARCEL NUMBERS: 131020J00100CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$620,000.00 ,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jeffrey Sean McKinless, married,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Peter Wojtkiewicz and Jacqueline Wojtkiewicz, husband and wife,** 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 A on the Master Deed establishing Lot No. 3 of Block 6 on the Plan of Overton Hills, a Horizontal Property Regime, created under Title 66, Chapter 27, Sections 101-103, et seq. as amended , Tennessee Code Annotated, and as established by Master Deed of record in Instrument No. 20071018-0123856, Register's Office for said County, together with an undivided percentage interest in the common elements appurtenant to said unit as set forth in said Master Deed.

Being the same property conveyed to Jeffrey Sean McKinless by Warranty Deed from Grove Park Construction, LLC, a Tennessee limited liability company, dated February 29, 2008 and recorded on March 3, 2008, of record in Doc. No. 20080303-0020682, 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 Doc. No. 20071018-0123856, 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. 20071018-0123856, 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.

Regina Lee McKinless, spouse of Jeffrey Sean McKinless, joins in execution of this instrument in order to convey any marital interest she may have in the subject proprety.

This is improved property, known as: 2021 A Overhill Drive, 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 5th day of June, 2013.

Jeffrey Sean McKinless **Regina Lee McKinless**

State of TENNESSEE
County of DAVIDSON

On this 5th day of June, 2013 , before me the undersigned authority, personally appeared **Jeffrey Sean McKinless and Regina Lee McKinless**, 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 $620,000.00

STEPHANIE MCPEAKE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Affiant

Sworn and subscribed before me this the 5th day of June, 2013

Notary Public

My Commission Expires: 1-11-17