File BOX 8

PREPARED BY (AND RETURN TO):

WILKINS & IVEY

Attorneys at Law
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Christy Wilkins Ivey *Percy Wilkins, Jr. (retired)*

W & I Ref:(DM) Title No: 53075
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Phyllis Cargile 3710 Hobbs Road Nashville, Tennessee 37215	SAME

TAX MAP-PARCEL NUMBERS: 116160A01600CO

BILL GARRETT, Davidson County
Trans:T20130101954 DEEDWARR
Recvd: 12/04/13 14:20 2 pgs
Fees:13.00 Taxes:1184.00
20131204-0123649

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$320,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Carolyn C. Roberts, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Phyllis Cargile** 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. 8B located on Lot 8 of The Garden, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 5200, page 224 and further set out in Exhibit "B: to the Amendment to the Master Deed in Book 5810, page 174, 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 Clarence Z. Roberts, Jr., and wife, Carolyn C. Roberts by Warranty Deed from Susan T. Buchman, now known as Susan T. Castner, joined by her husband, Harold J. Castner, dated November 11, 1988 and recorded on November 11, 1988 of record in book 7702, page 121, Register's Office for Davidson County, Tennessee. The said Clarence Z. Roberts, Jr., has since died.

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

This conveyance is subject to: Taxes for 2014, and subsequent years; The Plan, with Owner's Certificate, of record in Book 5200, Page 224 and further set out in Exhibit "B: to the Amendment to the Master Deed in Book 5810, page 174, 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 5537, page 793, Book 5714, page 761, Book 5810 page 174, 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: 3710 Hobbs Road, 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 2nd day of December, 2013.

Carolyn C. Roberts

Carolyn C. Roberts

State of TENNESSEE
County of DAVIDSON

On this 2nd day of December, 2013 , before me the undersigned authority, personally appeared Carolyn C. Roberts, 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 $320,000.00

Phyllis G. Cargile
Affiant

Sworn and subscribed before me this the 2nd day of December, 2013

My Commission Expires: CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
MY COMMISSION EXPIRES: March 3, 2015

Notary Public