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:T20140007319 DEEDWARR
Recvd: 01/31/14 11:50 2 pgs
Fees:13.00 Taxes:255.30
20140131-0008796

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(DM) Title No: 53204
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Cecilie Rickard 210 Old Hickory Blvd. #66 Nashville, Tennessee 37221	SAME

TAX MAP-PARCEL NUMBERS: 142040A06600CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$69,000.00 ,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Cynthia Jane Steed, as Executor of the Will of Lena Willene Steed of record in Docket No. 13P1565 in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division),** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Cecilie Rickard** 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. 66 of Belle Forest Condominium Apartments, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the of record in Book 5200, page 167, 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 Billy R. Steed, Sr., and Willene B. Steed by Warranty Deed from Velvet B. Van Hoose, unmarried, dated December 28, 1983 and recorded on December 30, 1983 of record in Book 6206, page 26, Register's Office for Davidson County, Tennessee. The said Billy R. Steed, Sr., and Willene B. Steed have since died, with Billy R. Steed, Sr., predeceasing Willene B. Steed. The Will of Lena Willene Steed of record in Docket No. 13P1565, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Appointed Cynthia Jane Steed as Executor.

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 167, said Register's Office, which Plan shows minimum building set back lines and easements to which Plan reference is hereby made for a more complete description. The provisions of the condominium Master Deed of record in Book 5438, page 699, amended in Book 6082, page 866, Doc. No. 20020321-0034877 and Doc. No. 20120125-0006973, 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: 210 Old Hickory Boulevard # 66, Nashville, Tennessee 37221

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 30th day of January, 2014.

Cynthia Jane Steed Executor

Cynthia Jane Steed, as Executor of the Will of Lena Willene Steed

State of TENNESSEE

County of DAVIDSON

On this 30th day of January, 2014 , before me the undersigned authority, personally appeared Cynthia Jane Steed, as Executor of the Will of Lena Willene Steed , 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 $69,000.00

Cecilia Richard

Affiant

Sworn and subscribed before me this the 30th day of January, 2014

My Commission Expires: _____

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

Notary Public