Box 14

PREPARED BY (AND RETURN TO):

WILKINS & IVEY

Attorneys at Law
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BILL GARRETT, Davidson County
Trans:T20140032581 DEEDWARR
Recvd: 05/12/14 09:44 2 pgs
Fees:13.00 Taxes:721.50
20140512-0040213

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

W & I Ref:(DM) Title No: 53363
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Bethany Claire Walker 102 Sylvan Glen Court Nashville, TN 37209	Suntrust Mortgage, Inc. P. O. Box 79041 Baltimore. ,D 21279-0041

TAX MAP-PARCEL NUMBERS: 091160A10200CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$195,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **April C. Pettit, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Bethany Claire Walker, 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. 102 of Sylvan Glen Condominium, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit "C" to the Master Deed of record in Book 7249, page 494, amended in Book 7346, page 974, 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 April C. Pettit by Warranty Deed from Michel Claire Bottoms, an unmarried woman, dated September 29, 2006 and recorded on October 4, 2006 of record in Doc. No. 20061004-0123238, Register's Office for Davidson County, Tennessee.

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 shown as Exhibit "C" to the Master Deed in Book 7249, page 494 amended in Book 7346, page 974, 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 7249, page 494, amended in Book 7346, page 974, 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: 102 Sylvan Glen Court, Nashville, Tennessee 37209

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 9th day of May, 2014.

April C. Pettit

State of TENNESSEE
County of DAVIDSON

On this 9th day of May, 2014 , before me the undersigned authority, personally appeared **April C. Pettit**, 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 $195,000.00

Bethany Claire Walker
Affiant

Sworn and subscribed before me this the 9th day of May, 2014

My Commission Expires: HOUSTON W. HOWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-03-2017

Notary Public