File Box 8

PREPARED BY (AND RETURN TO):


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BILL GARRETT, Davidson County
Trans:T20140041172 DEEDWARR
Recvd: 06/11/14 13:35 2 pgs
Fees:13.00 Taxes:1476.30
20140611-0050858



Christy Wilkins Ivey

*Percy Wilkins, Jr. (retired)*


W & I Ref:( DM ) Title No: 53464
Dav. Co. File: Box 8

| ADDRESS NEW OWNER: | RESPONSIBLE FOR TAX PAYMENT: |
|---|---|
| Elaine H. McKenna<br>Samuel J. McKenna<br>1302 Hildreth Drive<br>Nashville, Tennessee 37215 | SAME |

**TAX MAP-PARCEL NUMBERS:** 104080M41400CO

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of **$399,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Lauren M. Mioton, married**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Elaine H. McKenna and Samuel J. McKenna, wife and husband,** 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. 414, together with a parking space, of The Glen Condominiums, a horizontal property regime pursuant to the Tennessee Horizontal property Act, as shown on Exhibit "B" to the Master Deed of record in Doc. No. 20070904-0105726, amended in Doc. No. 20080805-0080551 and Doc. No. 20081029-0108159 and Doc. No. 20081124-0115172 and Doc. No. 20090224-0016363, Register's Office for said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Lauren M. Mioton, unmarried by Warranty Deed from The Nashville Glen, LLC, dated June 4, 2009 and recorded on June 12, 2009 of record in Doc. No. 20090612-0054849, Register's Office for Davidson County, Tennessee.

Subject property is not now, nor has ever been the marital residence of Lauren M. Mioton.

**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 as shown in Exhibit "B" of record in Doc. No. 20070904-0105726, amended in Doc. No. 20080805-0080551 and Doc. No. 20081029-0108159 and Doc. No. 20081124-0115172 and Doc. No. 20090224-0016363, 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. All Matters shown on Plat Book 21, page 87, said Register's Office. Easement retained by the Metropolitan Government of Nashville and Davidson County, Tennessee by Ordinance No. 80-292. Easement for sanitary sewers and/or storm drainage, water mains, pumps and appurtenances of record in Doc. No. 20070820-0099189, said Register's Office. Inspection and Maintenance Agreement for private storm water management facilities of record in Doc. No. 20070820-0099330, said Register's Office. The provisions of the condominium Master Deed of record in Doc. No. 20070904-0105726, Doc. No. 20080805-0080551, Doc. No. 20081029-0108159, Doc. No. 20081112-0111695, Doc. No. 20081124-0115172, Doc. No. 20090224-0016363, 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, to which Master Deed reference is hereby made for more particulars, but deleting any covenant, conditions or restriction would violate USC 3604c..

**This is improved property, known as: 1706 18th Avenue South # 306, Nashville, Tennessee 37212**

**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 4th day of June, 2014.

Lauren M. Mioton

**State of** TENNESSEE
**County of** DAVIDSON

On this 4th day of June, 2014 , before me the undersigned authority, personally appeared Lauren M. Mioton, 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 $399,000.00

Affiant

Sworn and subscribed before me this the 6th day of June, 2014

My Commission Expires: CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES:
March 3, 2015

Notary Public