BOX 30-3
PREPARED BY:
BANKERS TITLE & ESCROW CORP
5107 NOLENSVILLE PIKE WAY
STE. 110
BRENTWOOD, TN 37027

RETURN TO:

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:T20140043090 DEEDWARR
Recvd: 06/18/14 11:10 4 pgs
Fees:23.00 Taxes:1110.00
20140618-0053104

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(DM) Title No: 53544
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Jennifer R. Holt 540 Belair Way Nashville, Tennessee 37215	SunTrust Mortgage, Inc. 901 Semmes Avenue Richmond, VA 23224

TAX MAP-PARCEL NUMBERS: 131060D54000CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$300,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Celia Schwarzenberg Walker, as Executrix under the Last Will and Testament of Robert Calvin Walker, and Sarah Jane Schwarzenberg, Trustee under the Last Will and Testament of Robert Calvin Walker.**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Jennifer R. Holt**, 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 certain condominium apartment in Davidson County, Tennessee, being Unit No. 540 on the Plan of Burton Hills Townhomes, Village of Belair, Phase I, a Condominium, of record in Exhibit B of the Master Deed of record in Book 6690, page 70, as Amended in Book 6690, page 70, Book 6739, page 701, page 6824, page 298, book 6890, page 963, Book 6903, page 351, Book 6962, page 325, Book 9398, page 13 and Doc. No. 20010627-0068123, re-recorded in Doc. No. 20031016-0153582, Register's Office for said County, to which Plan reference is made for a more complete description.

Being the same property conveyed to Robert C. Walker by Warranty Deed from Georgeanne Harmon, unmarried, dated April 30, 2008 and recorded on May 5, 2008,of record in Doc. No. 20080505-0045808, Register's Office for Davidson County, Tennessee. The said Robert C. Walker has since died. The Last Will and Testament of Robert Calvin Walker of record in Docket No. 14P259 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, appointed Celia Schwarzenberg Walker as Executrix and Sarah Jane Schwarzenberg, as Trustee.

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 Book 6250, page 284 and revised in 6250, page 649 and as further set out as Exhibit B to the Master Deed of record in Book 6690, page 70, as amended in Book 6690, page 70, Book 6739, page701, page 6824, page 298, book 6890, page 963, Book 6903, page 351, Book 6962, page 325, Book 9398, page 13 and Doc. No. 20010627-0068123, re-recorded in Doc. No. 20031016-0153582 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 6690, page 70, as amended in Book 6690, page 70, Book 6739, page701, page 6824, page 298, book 6890, page 963, Book 6903, page 351, Book 6962, page 325, Book 9398, page 13 and Doc. No. 20010627-0068123, re-recorded in Doc. No. 20031016-0153582, 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; By Laws of record in book 6690, page 119, amended in Book 6911, page 827and Doc. No. 200310160153582, said Register's Office; Declaration of Covenants, Conditions and Restrictions of Burton Hills, of record in Book 6617, page 522, Book 6778,

page 536, Book 6911, page 120, Book 7046, page 520, Book 7076, page 691, Register's Office for Davidson County, Tennessee, Agreement between the Burton Hill Properties and the Nashville and Davidson County Metropolitan Planning Commission dated December 14, 1984, of record in Book 6470, page383 and Book 6655, page 47, said Register's Office.

This is improved property, known as: 540 Belair Way, 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 _____ day of June, 2014.

Celia Schwarzenberg Walker, Executrix
Celia Schwarzenberg Walker, Executrix

See next page
Sarah Jane Schwarzenberg, Trustee

State of TENNESSEE
County of DAVIDSON

On this 13th day of June, 2014 , before me the undersigned authority, personally appeared **Celia Schwarzenberg Walker, Executrix**, 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 MINNESOTA
County of _____

On this ____ day of June, 2014., before me the undersigned authority, personally appeared **Sarah Jane Schwarzenberg, Trustee**, 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: _____

_____
Notary

page 536, Book 6911, page 120, Book 7046, page 520, Book 7076, page 691, Register's Office for Davidson County, Tennessee, Agreement between the Burton Hill Properties and the Nashville and Davidson County Metropolitan Planning Commission dated December 14, 1984, of record in Book 6470, page383 and Book 6655, page 47, said Register's Office.

This is improved property, known as: 540 Belair Way, 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 _____ day of June, 2014.

Celia Schwarzenberg Walker, Executrix

Sarah Jane Schwarzenberg, Trustee

State of TENNESSEE
County of DAVIDSON

On this _____ day of June, 2014 , before me the undersigned authority, personally appeared **Celia Schwarzenberg Walker, Executrix**, 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: _____

Notary

State of MINNESOTA
County of Hennepin

On this 12th day of June, 2014 , before me the undersigned authority, personally appeared **Sarah Jane Schwarzenberg, Trustee**, 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: 1/31/2019

Notary

ELLEN SULLIVAN JEFFERY
NOTARY PUBLIC - MINNESOTA
My Commission Expires
January 31, 2019

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 $300,000.00

Affiant

Sworn and subscribed before me this the 13 day of June, 2014

KIM MURRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

My Commission Expires: 3/25/18