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:T20140048532 DEEDWARR
Recvd: 07/08/14 11:07 2 pgs
Fees:13.00 Taxes:501.35
20140708-0059957

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

W & I Ref:(dkm) Title No: 53615
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Frazier Michael Williams Laura N. Williams 4425 Westlawn Drive Unit A302 Nashville, Tennessee 37209	SWBC Mortgage Corporation 9311 San Pedro Avenue, Suite 100 San Antonio, TX 78216

TAX MAP-PARCEL NUMBERS: 103080A01600CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$135,500.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Amy G. Childers,** unmarried, hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Frazier Michael Williams, married, and Laura N. Williams,** unmarried, as tenants in common with right of survivorship, 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. A-302 of Westlawn Green, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 5200, Pages 20, 21, 22, 23 and 24, 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 Amy G. Childers, unmarried, by Warranty Deed from Lisa Dian Mays, unmarried, dated April 30, 1999, recorded May 4, 1999 in Book 11461, Page 893, 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 Book 520, Pages 20, 21, 22, 23 and 24, 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 5283, page 863, amended in Book 5266, page 22, By Laws in Book 5238 page 872 and Book 6748, page 423, 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: 4425 Westlawn Drive, Unit A302, 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 3rd day of July, 2014.

Amy G. Childers

State of TENNESSEE
County of DAVIDSON

On this 3rd day of July, 2014, before me the undersigned authority, personally appeared **Amy G. Childers**, 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.

Notary

My Commission Expires: _____

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-24-2017

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 $135,500.00

Affiant

Sworn and subscribed before me this the 3rd day of July, 2014.

Notary Public

My Commission Expires: 1-9-16

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY