BILL GARRETT, Davidson County
Trans:T20140054837 DEEDWARR
Recvd: 07/29/14 14:48 2 pgs
Fees:13.00 Taxes:1369.00
20140729-0067458

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

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

W & I Ref:(DM) Title No: 53605
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Kevin J. McGrath Anne L. McGrath 126 D Woodmont Blvd Nashville, Tennessee 37205	New Owner

TAX MAP-PARCEL NUMBERS: 116030D00200CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$370,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Brigid Patricia Kurzweg, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Kevin J. McGrath and Anne L. McGrath, husband and wife,** 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:**

Land in Davidson County, Tennessee, being Unit No. D, together with the appurtenant interest in the common elements of the 126 Woodmont Condominium, a horizontal property regime established by Master Deed and By-Laws, of record in Book 5999, page 8, Register's Office for Davidson County, Tennessee, and being located upon Lot No. 2 on the Plan of 126 Woodmont Townhouses Condominiums of record in Plat Book 5800, page 147, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Brigid Patricia Kurzweg, unmarried by Warranty Deed from John Gazak and wife, Julia Gazak, dated December 21, 205 and recorded on December 29, 2005 of record in Doc. No. 20051229-0156294, 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 5800, Page 147, 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 5999, page 8, 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: 126 D Woodmont Boulevard, Nashville, Tennessee 37205

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 24th day of July, 2014.

Brigid Patricia Kurzweg

State of TENNESSEE
County of DAVIDSON

On this 24th day of July, 2014 , before me the undersigned authority, personally appeared Brigid Patricia Kurzweg , 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 $370,000.00

Affiant

Sworn and subscribed before me this the 24th day of July, 2014

Notary Public

My Commission Expires: _____

RACHEL NEAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES
JULY 3, 2017