PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
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Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746
Email

BILL GARRETT, Davidson County
Trans:T20150004012 DEEDWARR
Recvd: 01/16/15 09:55 2 pgs
Fees:13.00 Taxes:499.50
20150116-0004653

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref: (DM) Title No.: 57123
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Matthew Farley Beadle 1036 Todd Preis Drive Nashville, TN 37221	SAME

TAX MAP PARCEL NUMBERS: 142050C02200CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$135,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Karen Lee Hughart, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Matthew Farley Beadle, 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 V-402 together with the carport designated C-402V of River Plantation, Section Four Phase One, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 4860, pages 16, 17, 18 and 19 and amended in Book 4860, pages 107, 108 and 109, 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 Karen Lee Hughart, unmarried by Warranty Deed from John Joseph Laudani, unmarried, dated September 16, 1986 and recorded on October 8, 1986 of record in Book 7003, page 824, Register's Office for Davidson County, Tennessee. Prior Deed of record erroneously omitted Unit No. and Carport from said legal description.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2015, and subsequent years; The Plan, with Owner's Certificate, of record in Book 4860, pages 16, 17, 18 and 19, and amended in Book 4860, pages 107, 108 and 109 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 4892, page 440, amended in Book 4956, page 756, Doc. No. 20050128-0010626, Doc. No. 20050602-0062760, Book 4892, page 456, 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, assessment, liens and other matters.

This is improved property, known as 1036 Todd Preis Drive, Nashville, TN 37221

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 15th day of January, 2015.

Karen Lee Hughart

Karen Lee Hughart

State of Tennessee

County of Davidson

On this 15th day of January, 2015, before me the undersigned authority, personally appeared Karen Lee Hughart, 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: _____

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES: March 3, 2015

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $135,000.00.

Rachel Odom

Affiant

KATHY SNIDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 8, 2018

Sworn and subscribed before me this 15th day of January, 2015.

Kathy Snider

Notary

My Commission Expires: _____