THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

**W. AARON FORTNER, ATTORNEY AT LAW**
12 Cadillac Drive, Ste. 450
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans:T20150018636 DEEDWARR
Recvd: 03/16/15 08:49 2 pgs
Fees:13.00 Taxes:477.30
20150316-0022025

# WARRANTY DEED

| Address of New Owners: | Send Tax Bills To: | Tax ID#: |
|---|---|---|
| Leah H. Remke<br>900 19th Ave. South, Unit 403<br>Nashville, TN 37212 | Same as New Owner | 092-16-0B-038.00 CO |

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **RONNIE D. WILKINS and wife, ELAINE G. WILKINS**, hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto **LEAH H. REMKE**, hereinafter called the Grantee, her heirs and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, and being that certain condominium unit #403 on the Plan of University Square Condominium Apartments, as of record in Plat Book 6900, page 124, and as described in the Master Deed and By-Laws thereto as of record at Book 7051, page 529, as amended in Book 7119, page 884, all of record in the Register's Office for said County, Tennessee, and all to which reference is hereby made and the same incorporated herein for a complete description of said Unit, together with an undivided interest in the General and Limited Common Elements appurtenant thereto and right to use and occupy parking space 3S #12.

Being the same property conveyed to Ronnie D. Wilkins and Elaine G. Wilkins, husband and wife, by Warranty Deed, from Ted M. Jones, unmarried, of record on 04/05/2011, at Instrument No. 20110405-0026067, Davidson County Register of Deeds.

This is improved property known as **900 19th Ave. South, Unit 403, Nashville, Tennessee 37212** .

This conveyance is subject to any and all visible easements, relevant easements of record, covenants, conditions, restrictions, master deeds, by-laws, and the like of record, applicable government and zoning regulations, and all other matters of record or of law.

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, forever. GRANTOR covenants with said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise set out herein. We do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, witness our hands below:

Ronnie D. Wilkins

**Ronnie D. Wilkins**

Elaine G. Wilkins

**Elaine G. Wilkins**

STATE OF TN

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **RONNIE D. WILKINS**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 11 day of March, 2015:

AARON FORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Notary Public

My Commission Expires: 5/23/18

STATE OF TENNESSEE

COUNTY OF SHELBY

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **ELAINE G. WILKINS**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 9th day of March, 2015:

ROBERT H. BROWN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SHELBY

Notary Public

My Commission Expires: Sept. 16th, 2018

STATE OF TENNESSEE

COUNTY OF Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $ 129,000.00

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 11 DAY OF MARCH, 2015:

AARON FORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Notary Public

My Commission Expires: 5/23/18