File Box 8

BILL GARRETT, Davidson County
Trans:T20150022618 DEEDWARR
Recvd: 03/27/15 14:04 2 pgs
Fees:13.00 Taxes:1332.00
20150327-0026676

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
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Phone (615) 298-3312 - Fax (615) 292-8746
Email

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

W & I Ref: (DM) Title No.: 57295
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Benjamin Rush Brady Kate Zerfoss Brady 1101 18th Ave. South #207 Nashville, TN 37212	SAME

TAX MAP PARCEL NUMBERS: 104040E20700CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$360,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **M. Williams Goodwyn, Jr., married,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Benjamin Rush Brady and Kate Zerfoss Brady, 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:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 207 of 1101 Eighteenth Avenue, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit "E" to the Master Deed of record in Instrument No. 20060807-0096688 rerecorded in Instrument No. 20060817-0101760, Register's Office for said County, to which source reference is hereby made for a more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium. Together with parking spaces No. 18 and 19.

Being the same property conveyed to M. Williams Goodwyn, Jr., by Warranty Deed from Martin H. Heflin, Managing Member of 1101 Eighteenth Partners, LLC, a Tennessee Limited Liability Company, dated June 16, 2008 and recorded on June 18, 2008 of record in Instrument No. 20080618-0029009, Register's Office for Davidson County, Tennessee.

Maura Reardon Goodwyn, spouse of M. Williams Goodwyn, Jr., joins in this conveyance solely to convey any and all marital interest she may have in subject property.

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, as shown on Exhibit "E" to the Master Deed of record in Instrument No. 20060807-0096688 rerecorded in Instrument No. 20060817-0101760, 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 Instrument No. 20060807-0096688, rerecorded Instrument No. 20060817-0101760, amended in Instrument No. 20090624-0058837, 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 1101 18th Avenue South, # 207, Nashville, TN 37212

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 26th day of March, 2015

M. Williams Goodwyn, Jr.

Maura Reardon Goodwyn

State of Alabama

County of JEFFERSON

On this 26th day of March, 2015, before me the undersigned authority, personally appeared M. Williams Goodwyn, Jr. and Maura Reardon Goodwyn, 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: 9-10-2015

KIMBERLY ANNE BRADEN
Commission Expires
NOTARY PUBLIC
Sept. 10, 2015
ALABAMA STATE AT LARGE

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: $360,000.00.

Affiant

Sworn and subscribed before me this 26th day of March, 2015.

Notary

My Commission Expires:

CHRISTY W. IVEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019