File BOX 8

BILL GARRETT, Davidson County
Trans:T20150044030 DEEDWARR
Recvd: 06/04/15 14:08 2 pgs
Fees:13.00 Taxes:1063.75
20150604-0052447

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

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Email

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref: (DM) Title No.: 57561
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Michael Wahl 226 Westchase Drive Nashville, TN 37205	SAME

TAX MAP PARCEL NUMBERS: 116030F02600CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$287,500.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Michael C. Bash, married,,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Michael Wahl** 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. 226 on the Plan of Westchase Condominiums, Phase I, of record in Book 5200, page 578, Register's Office for said County, which Plan and record thereof are incorporated herein and made a part hereof by reference, 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 Michael C. Bash by Warranty Deed from Sheila D. Martin, unmarried, dated May 25, 2012 and recorded on May 29, 2012 of record in Instrument No. 20120529-0045779, Register's Office for Davidson County, Tennessee.

Ashley M. Bash, spouse of Michael C. Bash, 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, of record in Book 5200, page 578, 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. Easement to Comcast of Nashville by Westchase Homeowners Association of record in Instrument No. 20100219-0012994, said Register's Office. The provisions of the condominium Master Deed of record in Book 6097, page 266, Book 6112, page 677, Book 6341, page 380, Book 6866, page 362, 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 226 Westchase Drive, Nashville, TN 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 2nd day of June, 2015.

Michael C. Bash

Ashley M. Bash

State of Tennessee

County of Davidson

On this 2nd day of June, 2015, before me the undersigned authority, personally appeared Michael C. Bash and Ashley M. Bash, 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 his free act and deed.

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

Notary

My Commission Expires:

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: $287,500.00.

Affiant

Sworn and subscribed before me this 3rd day of June, 2015.

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

Notary

My Commission Expires: