PREPARED BY (AND RETURN TO):

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Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans:T20150044788 DEEDWARR
Recvd: 06/08/15 10:38 2 pgs
Fees:13.00 Taxes:841.75
20150608-0053406

W & I Ref: (DM) Title No.: 57502
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Timothy Michaels 320 Old Hickory Blvd. #2602 Nashville, TN 37221	New Owner

TAX MAP PARCEL NUMBERS: 128120A12700CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$227,500.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Marita Buckles, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Timothy Michaels, an unmarried man** 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. 127, Building 26 Eagle Ridge at the Reserve, Section 8 Phase 1B, horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown as the Exhibit A to the Master Deed of record in Instrument No. 20011011-0110875 and amended in Instrument No. 20030108-0003695, 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 Marita Buckles by Warranty Deed from Larry Dean Carroll, Jr., married, dated August 22, 2014 and recorded on August 25, 2014 of record in Instrument No. 20140825-0077451, Register's Office for Davidson County, Tennessee.

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 Instrument No. 20011011-0110875 and amended in Instrument No. 20030108-0003695, said Register's Office, which instrument reference is made for a complete description. The provisions of the condominium Master Deed of record in Instrument No. 20011011-0110875, 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 320 Old Hickory Boulevard, 2602, 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 3rd day of June, 2015.

Marita Buckles
Marita Buckles

State of Tennessee

County of Davidson

On this 3rd day of June, 2015, before me the undersigned authority, personally appeared Marita Buckles, 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.

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: $227,500.00.

Affiant

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

MARY P. NEWBERN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV 6, 2017

Notary

My Commission Expires: Nov 6, 2017