BILL GARRETT, Davidson County
Trans:T20150046257 DEEDWARR
Recvd: 06/11/15 11:07 2 pgs
Fees:13.00 Taxes:925.00
20150611-0055345

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746
Email

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref: (DM) Title No.: 57533
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Olivia L. Walker John H. Walker 1400 Rosa L. Parks Boulevard #331 Nashville, TN 3708	F&M Bank 50 Franklin Street Clarksville, TN 37040

TAX MAP PARCEL NUMBERS: 081120B33100CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$250,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Brian T. Faulkner, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Olivia L. Walker, an unmarried woman and John H. Walker, a married man, as tenants in common with the right of survivorship,** 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. 331, together with allocated parking spaces of The Lofts at Werthan Mills, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit to the Master Deed of record in Doc. No. 20031023-0157113, amended in Doc. No. 20040521-0059936 and Doc. No. 20050202-0012489, together with and subject to Grant of Easement for Driveway and Walkway Access of record in Doc. No. 20031023-0157114, said Register's Office.

Being the same property conveyed to Brian T. Faulkner by Warranty Deed from Justin K. Garrison and wife, Chandra Garrison, dated August 13, 2014 and recorded on August 14, 2014, of record in Inst. No. 20140814-0073648, 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 as shown on Exhibit to the Master Deed of record in Doc. No. 20031023-0157113, amended in Doc. No. 20040521-0059936 and Doc. No. 20050202-0012489, 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 Doc. No. 20031023-0157113, amended in Doc. No. 20040521-0059936, 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; Restrictions of record in Book 9183, page 130, and Book 11625, page 280, said Register's Office; Easement for a 15 foot alley conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 4718, page 619, said Register's Office; Grant of Easement for Driveway and Walkway Access of record in Doc. No. 20031023-0157114, said Register's Office; License Agreement of record in Doc. No. 20090526-0048069, amended in Doc. No. 20130222-0018099, said Register's Office.

This is improved property, known as 1400 Rosa L. Parks Boulevard, # 331, Nashville, TN 37208

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 8th day of June, 2015.

Brian T. Faulkner

State of Tennessee

County of Davidson

On this 8th day of June, 2015, before me the undersigned authority, personally appeared Brian T. Faulkner, 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.

CHRISTIN WEY
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: $250,000.00.

Affiant

Sworn and subscribed before me this 8th day of June, 2015.

Notary

My Commission Expires: _____

STEVEN G. WATERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-14-2016