PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

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Email

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-26993

BILL GARRETT, Davidson County
Trans:T20150063142 DEEDWARR
Recvd: 07/31/15 12:15 2 pgs
Fees:13.00 Taxes:941.65
20150731-0075759

W & I Ref: (DKM) Title No.: 57707
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Anthony Kaplanis Nicole Kaplanis 116 31sr Avenue North #108 Nashville, TN 37203	New Owner

TAX MAP PARCEL NUMBERS: 104020S00700CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$254,500.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Donald Christopher Koons and Heather Christine McKee Koons, husband and wife,** hereinafter called the **Grantor**, have bargained and sold, and by these presents do hereby transfer and convey unto **Anthony Kaplanis and Nicole Kaplanis, 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. 108 of Hedrick Place Condominiums, together with Parking Space No. 3, , a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit "E" to the Master Deed of record in Inst. No. 200002030011406, 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 Donald Christopher Koons and Heather Christine McKee, tenants in common with right of survivorship, by Warranty Deed from Jennifer L. Corbitt-Rice and William B. Rice, wife and husband, dated May 3, 2006 and recorded on May 4, 2006, of record in Inst. No. 20060504-0051947, Register's Office for Davidson County, Tennessee. The said Heather Christine McKee is now known as Heather Christine McKee Koons.

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 Exhibit "E" to the Master Deed of record in Inst. No. 200002030011406 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 Inst. No. 200002030011406, 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 116 31st Avenue North, # 108, Nashville, TN 37203

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 28th day of July, 2015.

Donald Christopher Koons **Heather Christine McKee Koons**

State of Tennessee

County of Davidson

On this 28th day of July, 2015, before me the undersigned authority, personally appeared Donald Christopher Koons and Heather Christine McKee Koons, 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.

DEBBIE MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES OCTOBER 13, 2018

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: $254,500.00.

Affiant

Sworn and subscribed before me this 28th day of July, 2015.

Notary

My Commission Expires: 10/30/16

TONJA BARRON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY