BILL GARRETT, Davidson County
Trans:T20150090193 DEEDWARR
Recvd: 10/22/15 14:21 2 pgs
Fees:13.00 Taxes:229.40
20151022-0107736

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.: 57990
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Brent Milligan Sarah Milligan 1048 Stonebridge Park Drive Franklin, TN 37069	New Owner

TAX MAP PARCEL NUMBERS: 90-11-A-150.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$62,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Donna Sue King, married,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Brent Milligan and Sarah Milligan, 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 P150 of Rock Harbor Condominium Apartment, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan Exhibit C1 thru C4 to the Master Deed of record in Book 6153, page 421, Book 6162, page 251, Book 7369, page 206, Book 6896, page 661, Document No. 200607120083758 and Document No. 0201001210005427, 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 Ricky Dwight King, married by Warranty Deed from Kenneth L. Regen, unmarried, dated September 22, 2006, recorded on September 29, 2006, of record in Document No. 20060929-012090, Register's Office for Davidson County, Tennessee. Ricky Dwight King has since conveyed all of his interest in subject property to Donna Sue King by Quitclaim Deed of record in Document No. 20091203-0110904, Register's Office for Davidson County, Tennessee.

Subject property was never the marital residence of Donna King and her spouse.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2016, and subsequent years; The Plan as set out in the Exhibit to the Master Deed and By Laws amended in Book 6162, page 251 and Book 7369, page 206 of record in Book 6153, page 421 and Book 6896, page 661 and Document No. 20060120083758, said Register's Office. Minimum setback lines for public utility and drainage purposes to which said exhibit reference is made for a complete description. The provisions of the condominium Master Deed of record in Book 6153, page 421, Book 6162, page 251, Book 7369, page 206, Book 6896, page 661, Document No. 200607120083758 and Document No. 0201001210005427, 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 515 Basswood Drive, # 150, Nashville, TN 37209

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 21st day of October, 2015.

Donna Sue King

Donna Sue King

State of Tennessee

County of Davidson

On this 21st day of October, 2015, before me the undersigned authority, personally appeared Donna Sue King, 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

My Commission Expires:

Notary

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: $62,000.00.

Affiant

Sworn and subscribed before me this 21st day of October, 2015.

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

My Commission Expires:

Notary