PREPARED BY (AND RETURN TO):

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*Percy Wilkins, Jr. (retired)*

BILL GARRETT, Davidson County
Trans:T20160034062 DEEDWARR
Recvd: 04/26/16 09:05 2 pgs
Fees:13.00 Taxes:943.13
20160426-0040290

W & I Ref: (DM) Title No.: 58206
Dav. Co. File: Box 8

| ADDRESS NEW OWNER: | RESPONSIBLE FOR TAX PAYMENT: |
|---|---|
| Nathaniel B. Harris<br>Alexandra N. Slonina<br>1803 Broadway #217<br>Nashville, TN 37203 | Prime Lending<br>17330 Preston Rd #1603<br>Dallas TX 75252 |

**TAX MAP PARCEL NUMBERS:** 092160D21700

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of **$254,900.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Kirk Wickline, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Nathaniel B. Harris, unmarried and Alexandra N. Slonina, unmarried, as tenants in common with 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:**

Land lying and being located in the 19th Councilmanic District of Nashville, Davidson County, Tennessee, being Unit 217 of The Bristol on Broadway, a condominium, being a portion of Lot Nos. 142 and 143 on the Plan of the Boyd Addition to more particularly described according to ALTA/ACSM As-Built Survey prepared by Wamble & Associates, PLLC< dated October 4, 2002, updated on February 14, 2003. Together with all right, title and interest relating to said unit as prescribed and set forth in the Master Deed for The Bristol on Broadway, a condominium, recorded under Instrument No. 20050517-0055639, amended in Instrument No. 20060307-0026614 and Instrument No. 20070615-0071857, said Master Deed and all recorded amendments and exhibits thereto being by this reference incorporated herein and made a part hereof. The interest herein conveyed includes, without limiting the generality of the foregoing, an undivided .56% interest in the Common Elements of The Bristol on Broadway Condominium. Together with one parking stall #69.

Being the same property conveyed to Vicki L. Wickline, a single person by Warranty Deed from Bristol on Broadway, L.P. a Tennessee limited partnership, dated November 21, 2005 and recorded on December 2, 2005 of record in Instrument No. 20051202-0145232, Register's Office for Davidson County, Tennessee. The said Vicki L. Wickline has since died. The Living Trust Declaration Last Will and Testament of Kirk Frederick Wickline and Vicki Lee Wickline of record in Docket No. 15P59 in the Seventh Circuit Court for Davidson County, Tennessee, (Probate Division) and of record in Instrument No. 20150324-0025216, said Register's Office, appointed Kirk Frederick Wickline as Executor. Order to Probate for Muniment of Title Only as of record in Instrument No. 20150324-0025200, said Register's Office. By Executor's Quitclaim Deed of record in Instrument No. 20150324-0025217, said Register's Office, subject property was conveyed to Kirk Wickline.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2016, and subsequent years; The Plan, with Owner's Certificate, of record in Instrument No. 20050517-0055369, amended in Instrument No. 20060307-0026614 and Instrument No. 20070615-0071857, 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 Instrument No. 20050517-0055639, Instrument No. 20060307-0026614, Instrument No. 20070615-0071857, 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 1803 Broadway, # 217, 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 21 day of APRIL, 2016.

Kirk Wickline

**State of** TEXAS

**County of** Harris

On this 21 day of APRIL, 2016, before me the undersigned authority, personally appeared Kirk Wickline, 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.

SABINE KINTZELE
Notary Public, State of Texas
Comm. Expires 06-09-2018
Notary ID 12828803-9

Notary

My Commission Expires: 6/9/2018

**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: $254,900.00.

Affiant

Sworn and subscribed before me this 21 day of April, 2016.

Notary

My Commission Expires: 3/20/18

TAMMY MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY