File Box 8

PREPARED BY (AND RETURN TO):

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BILL GARRETT, Davidson County
Trans:T20160047613 DEEDWARR
Recvd: 06/06/16 14:19 2 pgs
Fees:13.00 Taxes:1227.63
20160606-0056922

W & I Ref: (DM) Title No.: 58369
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Evelyn McPherson 4505 Harding Pike #22 W Nashville, TN 37205	NEW OWNERS

TAX MAP PARCEL NUMBERS: 116030A03300CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$331,791.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Mary Trapnell, married,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Evelyn McPherson** 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. 22W of Royal Oaks Tower, a horizontal Property Act, as shown on the Plan of record in Book 4460, page 189, 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 Mary Trapnell, a married woman by Warranty Deed from Brie Robinson, unmarried, dated December 15, 2014 and recorded on December 16, 2014 of record in Instrument No. 20141216-0115056, Register's Office for Davidson County, Tennessee.

Andrew Louis Trapnell, spouse of Mary Trapnell, joins in this conveyance solely to convey any and all marital interest he may have in subject property.

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 Book 4460, page 189, 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 Book 4710, page 9*01, amended in Book 4798, page 813, 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 4505 Harding Pike, # 22 W, Nashville, TN 37205

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 2nd day of June, 2016.

Mary Trapnell
Mary Trapnell

Andrew Louis Trapnell

State of Tennessee

County of Davidson

On this 2nd day of June, 2016, before me the undersigned authority, personally appeared Mary Trapnell and Andrew Louis Trapnell, 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: $331,791.00.

Affiant

Sworn and subscribed before me this 2nd day of June, 2016.

Notary

My Commission Expires:

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