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)

BILL GARRETT, Davidson County
Trans:T20160058955 DEEDWARR
Recvd: 07/11/16 14:29 2 pgs
Fees:13.00 Taxes:458.80
20160711-0070795

W & I Ref: (DM) Title No.: 58417
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Daphne Larkin Stephanie McElvy 6412 Bresslyn Road Nashville, TN 37205	Renasant Bank 2200 Abbott Martin Road Suite 103 Nashville, TN 37215

TAX MAP PARCEL NUMBERS: 104090E00600CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$124,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Tony G. Blades and Gail Blades, Trustees U/T/A Tony G. Blades and Gail Blades Revocable Trust dated May 29, 2008, a one-half undivided interest and Tonya G. Blades as to a one-half interest,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Daphne Larkin and Stephanie McElvy, joint tenants 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:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 6 of Richland Place Condominiums, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 5200, page 570, 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.

Norma Gail Blades, married and Tonya Blades, unmarried, tenants in common with rights of survivorship by Warranty Deed from George Degerberg, a married man, dated July 31, 2007 and recorded on August 6, 2007 of record in Instrument No. 20070806-0093320, Register's Office for Davidson County Tennessee and being the same property conveyed to Tony G. Blades and Gail Blades, Trustees, U/T/A Tony G. Blades and Gail Blades Revocable Trust dated May 29, 2008 by Warranty Deed from Tony G. Blades and Norma Gail Blades, husband and wife, as to a one-half undivided interest, of record in Instrument No. 20080610-0059502.

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 5200, page 570, 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 6100, page 222, 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 3520 West End Avenue, # 6, 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 6th day of July, 2016.

Tony G. Blades, Co-Trustee

Gail Blades, Co-Trustee

Tonya G. Blades

State of Tennessee

County of Davidson

On this 6th day of July, 2016, before me the undersigned authority, personally appeared Tony G. Blades, Co-Trustee, Gail Blades, Co-Trustee, and Tonya G. Blades, 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 1-3-2019

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: $124,000.00.

Affiant

Sworn and subscribed before me this 6th day of July, 2016.

Notary

My Commission Expires: 3/7/2017

GREGORY POLZIN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.