PREPARED BY (AND RETURN TO):

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Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans:T20160061013 DEEDWARR
Recvd: 07/15/16 14:40 2 pgs
Fees:13.00 Taxes:55.50
20160715-0073069

W & I Ref: (RF) Title No.: 58441
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Wendy Goldstein Delaney McClinton 4505 Harding Place, #34 E Nashville, TN 37205	New Owner

TAX MAP PARCEL NUMBERS: 116030A01000CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$15,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Sharon Vaughn, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Wendy Goldstein and Delaney McClinton, as 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:**

Land in Davidson County, Tennessee, being Parking Space No. 10 on the Plan of Royal Oaks Towers of record on Plat Book 4460, page 189 to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Sharon Vaughn by Warranty Deed from W. Casey Reed, dated December 1, 2015 and recorded on December 3, 2015 of record in Instrument No. 20151203-0122010, Register's Office for Davidson County, Tennessee.

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, 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 901, 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 Place, Space # 10, 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~~ 14th day of July, 2016.

Sharon Vaughn

State of Tennessee

County of Davidson

On this 14th day of July, 2016, before me the undersigned authority, personally appeared Sharon Vaughn, 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.

Notary

My Commission Expires:

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

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: $15,000.00.

Affiant

Sworn and subscribed before me this 14th day of July, 2016.

Notary

My Commission Expires:

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