File Box 8

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:T20160072709 DEEDWARR
Recvd: 08/19/16 14:40 2 pgs
Fees:13.00 Taxes:1924.00
20160819-0087125

W & I Ref: (DM) Title No.: 58542
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Lawrence M. Danko Nancy Danko 401 Village Hall Placé Nashville, TN 37215	NEW OWNER

TAX MAP PARCEL NUMBERS: 131020M01800CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$520,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Virginia R. Wilkins, married,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Lawrence M. Danko and Nancy Danko, husband and wife, tenancy by the entireties,** 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. 2158 of Village Hall (also known as 401 Village Hall Place), a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit "B" to the Master Deed of record in Instrument No. 20050510-0052650 amended in Instrument No. 20060601-0064170, 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 Virginia R. Wilkins by Warranty Deed from Haury and Smith Contractors, Inc., dated July 1, 2009 and recorded on July 6, 2009 of record in Instrument No. 20090706-0062618, Register's Office for Davidson County, Tennessee.

Percy Wilkins, Jr., 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 Exhibit "B" to the Master Deed of record in Instrument No. 20050510-0052650, amended in Instrument No. 20060601-0064170, 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. Boundary Plat of Village Hall of record in Instrument No. 20041001-0118509, said Register's Office. A 30 X 40 foot Bell South Easement of record in Book 11740, page 614, said Register's Office. Possible burial vault in a pile of dressed stones at the northerly portion of said lot. Stormwater Detention Agreement of record in Instrument No. 20040720-0086493, said Register's Office. The provisions of the condominium Master Deed of record in Instrument No. 20050510-0052650, amended in Instrument No. 20060601-0064170, Instrument No. 20091016-0096028, amendment to By Laws in Instrument No. 2013042-0039977, Instrument No. 20131204-0123748, 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 401 Village Hall Place, Nashville, TN 37215

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 18th day of August, 2016.

Virginia R. Wilkins

Percy Wilkins, Jr.

State of Tennessee

County of Davidson

On this 18th day of August, 2016, before me the undersigned authority, personally appeared Virginia R. Wilkins and Percy Wilkins, Jr., 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:

DEBBIE MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES OCTOBER 13, 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: $520,000.00.

Laurena M. Danko
Affiant

Sworn and subscribed before me this 18th day of August, 2016.

Notary

My Commission Expires:

DEBBIE MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES OCTOBER 13, 2018