Davidson County DEEDWARR
Recvd: 09/02/16 16:17 3 pgs
Fees:18.00 Taxes:1221.00
20160902-0092937

33173

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

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Christy Wilkins Ivey *Percy Wilkins, Jr. (retired)*

W & I Ref: (DM) Title No.: 58486
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
M. Catherine Smith 4400 Belmont Park Terrace #234 Nashville, TN 37215	New Owner

TAX MAP PARCEL NUMBERS: 117070H00100

#33173

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$330,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Stephanie Jane Shockley, individually and as Executrix under the Last Will and Testament of Robert Marshall Shockley**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **M. Catherine Smith** 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. 3318 of Roderick Square, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 6250, page 928, 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 Robert M. Shockley and wife, Betty F. Shockley, by Warranty Deed from Haury and Smith Contractors, Inc., dated October 8, 1986 and recorded on November 5, 1986, of record in Book 7031, page 554, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated August 4, 2003 and recorded August 7, 2003 of record in Inst. No. 20030807-0112633, said Register's Office. Betty F. Shockley conveyed her interest in subject property to Robert M. Shockley. The said Robert M. Shockley has since died. The Last Will and Testament of Robert Marshall Shockley of record in Docket No. 16P-943 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, devised subject property to Stephanie Jane Armistead and appointed the said Stephanie Jane Armistead as Executrix of the Last Will and Testament. The said Stephanie Jane Armistead is now known as Stephanie Jane Shockley.

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 6250, page 928, 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 6867, page 385, 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 3318 Hillsboro Pike, 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 1st day of September, 2016.

Stephanie Jane Shockley, Executrix

Stephanie Jane Shockley

State of Tennessee

County of Davidson

On this 1st day of September, 2016, before me the undersigned authority, personally appeared **Stephanie Jane Shockley**, 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 **both as Executrix and individually**, 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: $330,000.00.

Affiant

Sworn and subscribed before me this 1st day of September, 2016.

Notary

My Commission Expires: _____

STACY L. THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES OCTOBER 7, 2019

True Copy Certification

I, KELLY E. COX, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, EILEEN K. HOPKINS, a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires:
Notary Seal:

