PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
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104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

BILL GARRETT, Davidson County
Trans:T20160081286 DEEDWARR
Recvd: 09/16/16 10:03 2 pgs
Fees:13.00 Taxes:481.00
20160916-0097479

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

W & I Ref: (DM) Title No.: 58571
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Debra Powell Reed 39 Erwin Court Nashville, TN 37205	SAME

TAX MAP PARCEL NUMBERS: 103160B00400CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$130,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **D. Wesley Grantham and wife, Beth Grantham**, hereinafter called the **Grantor**, have bargained and sold, and by these presents do hereby transfer and convey unto **Debra Powell Reed** 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. 104 of Windsor Tower, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 5200, page 71, 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 D. Wesley Grantham and wife, Beth Grantham, by Warranty Deed from Andrew Whitney Potts, unmarried, dated July 24, 2008 and recorded on July 30, 2008, of record in Inst. No. 20080730-0077805, re-recorded in Inst. No. 20081008-0102141, 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 5200, page 71, 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 5313, page 338, amended in Book 8666, page 789 and Inst. No. 201312170127081, 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; Easement to Comcast of Nashville I, LLC, of record in Inst No 20110301-0016521, said Register's Office; Easement for right of entry for VSC Cable, Inc. d/b/a Viacom Cable of record in Book 9486, page 948, said Register's Office.

This is improved property, known as 4215 Harding Pike, # 104, 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 15th day of September, 2016.

D. Wesley Grantham **Beth Grantham**

State of Tennessee

County of Davidson

On this 15th day of September, 2016, before me the undersigned authority, personally appeared D. Wesley Grantham and Beth Grantham, 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: $130,000.00.

Affiant

Sworn and subscribed before me this 15th day of September, 2016.

Notary

My Commission Expires: _____

JOAN M. AHLHEIT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
My Comm. Exp. April 25, 2020