Davidson County DEEDWARR
Recvd: 10/14/16 14:39 3 pgs
Fees:18.00 Taxes:432.53
20161014-0109031

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.: 58609
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Brenda J. Watts-Goodwin 810 Bellevue Road #171 Nashville, TN 37221	New Owner

TAX MAP PARCEL NUMBERS: 142060A17100

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$116,900.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Ingrid A. Sevin, Trustee of the Dieter Sevin Tennessee Marital Trust**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Brenda J. Watts-Goodwin** 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. 171, Building No. 19 and Garage No. 4 of "Peppertree" Creekside Meadows Condominiums, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 4675, pages 128, 129 and 130, 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 Dieter H. Sevin and wife, Ingrid A. Sevin by Warranty Deed from The Peppertree Company, a Tennessee limited partnership with the Bellevue Company, a Tennessee corporation, dated February 1, 1983 and recorded on March 11, 1983 of record in Book 6019, page 351, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated October 18, 1989, recorded on October 20, 1989 of record in Book 7964, page 501, said Register's Office, subject property was conveyed to Ingrid Sevin. Subject property was further conveyed to Dieter H. Sevin by Quitclaim Deed dated November 8, 2011 recorded on November 15, 2011 of record in Instrument No. 20111115-0089181, said Register's Office. The said Dieter H. Sevin has since died. The Will of Dieter H. Sevin of record in Docket No. P6708 in the Chancery Court for Williamson County, Tennessee and of record in Instrument No. 20131115-0118285, said Registers Office, devised all assets to the Dieter Sevin Marital Trust. By Executor's Quitclaim Deed, dated December 4, 2013, recorded on December 17, 2013, of record in Instrument No. 20131217-0127069, said Register's Office, subject property was conveyed to Ingrid A. Sevin, Trustee of the Dieter Sevin Tennessee Marital Trust.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2017, and subsequent years; The Plan, with Owner's Certificate, of record in Book 4675, pages 128, 129 and 130, 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. Easement for sanitary sewer, storm drainage water mains and appurtenances to the Metropolitan Government of Nashville and Davidson County, Tennessee of record in Instrument No. 20040603-0065549, said Register's Office. Easement to Comcast of Nashville I of record in Instrument No. 20140902-0079894, said Register's Office. The provisions of the condominium Master Deed of record in Book 4834, page 257, Book 4984, page 174, Book 5045, page 800, Book 5086, page 80, Book 5259, page 5, Book 6237, page 644, Book 6535, page 723, Book 6535, page 724, Book 6874, page 354, Book 7610, page 973, 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 810 Bellevue Road, # 171, Nashville, TN 37221

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 12th day of October, 2016

Ingrid A. Sevin

Ingrid A. Sevin, Trustee of the Dieter Sevin Tennessee Marital Trust

State of Tennessee

County of Davidson

On this 12th day of October, 2016, before me the undersigned authority, personally appeared Ingrid A. Sevin, Trustee of the Dieter Sevin Tennessee Marital Trust, 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: ~~MY COMMISSION EXPIRES SEPTEMBER 10, 2016~~

PAUL B. APONTE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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: $116,900.00.

Affiant

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

Notary

My Commission Expires: 12-18-17

REBECCA MOSS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES DECEMBER 18, 2017

COMPASS
– LAND TITLE –

TRUE COPY CERTIFICATION

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 1/26/19

