PREPARED BY (AND RETURN TO):

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Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans:T20160104948 DEEDWARR
Recvd: 11/29/16 14:22 2 pgs
Fees:13.00 Taxes:329.80
20161129-0125219

W & I Ref: (RF) Title No.: 58632
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Marshele F. Wolfe 4505 Harding Pike #176 Nashville, TN 37205	U.S. Bank 7601 Penn Ave S, Suite A1 Richfield, MN 55423

TAX MAP PARCEL NUMBERS: 161010A02900CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$89,135.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Erica Free, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Marshele F. Wolfe, a married woman**, 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. 5326 #5 of Danbury Condominiums, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit "C" to the Master Deed of record in Book 6612, page 75, 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 Erica Free, an unmarried woman by Warranty Deed from Caroline Corrine Price-Sparrow (formerly known as Caroline Corrine Price), married, dated October 31, 2014 and recorded on November 7, 2014 of record in Instrument No. 20141107-0102982, Register's Office for Davidson County, Tennessee.

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 shown on Exhibit "C" to the Master Deed of record in Book 6612, page 75, 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 6612, page 75, 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 5326 Edmondson Pike, # 5, Nashville, TN 37211

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 25 day of November, 2016.

Erica Free

State of Florida

County of Brevard

On this 25th day of November, 2016, before me the undersigned authority, personally appeared Erica Free, 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: 6-22-2020

State of Tennessee

County of Davidson

DAVID F LLAVERIAS
MY COMMISSION # GG005092
EXPIRES June 22, 2020
(407) 398-0153 FloridaNotaryService.com

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $89,135.00.

Affiant

Sworn and subscribed before me this 28th day of November, 2016.

Notary

My Commission Expires:

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