File Box 8

BILL GARRETT, Davidson County
Trans:T20170005879 DEEDWARR
Recvd: 01/20/17 14:00 2 pgs
Fees:13.00 Taxes:617.90
20170120-0006610

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)*

W & I Ref: (DM) Title No.: 58762
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Frank M. Rapley Tammy L. Rapley 9418 Highwood Hill Road Brentwood, TN 37027	New Owner

TAX MAP PARCEL NUMBERS: 103160C50500CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$167,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Elizabeth Leigh Ivey, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Frank M. Rapley and Tammy L. Rapley, husband and wife**, 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. 505 of Wellington Arms, a Condominium Development, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 5200, page 316, Register's Office for said County, to which source reference is hereby made for more complete 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 Elizabeth Leigh Ivey by Warranty Deed from Isfira Elizabeth Askerova and Emma Saakova, dated November 19, 2014 and recorded on November 21, 2014 of record in Instrument No. 20141121-0107522, 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 in Book 5200, page 316, 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 sewers of record in Book 7692, page 861, said Register's Office. The provisions of the condominium Master Deed of record in Book 5721, page 241, corrected in Book 5740, page 897, amended in Instrument No. 20001205-0119242, 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 4225 Harding Pike, # 505, 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 20th day of January, 2017.

Elizabeth Leigh Ivey

Elizabeth Leigh Ivey

State of Tennessee

County of Davidson

On this 20th day of January, 2017, before me the undersigned authority, personally appeared Elizabeth Leigh Ivey, 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: $167,000.00.

Affiant

Sworn and subscribed before me this 20th day of January, 2017.

Notary

My Commission Expires:

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019